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52 The Nooks, Gildersome, Morley, LS27 7EF

Ideal for first-time buyers, this internally spacious mid-terrace property has accommodation arranged over three floors plus a cellar and benefits from having off-street parking. Ideally situated just a short walk from the heart of Gildersome village a viewing is essential to fully appreciate everything this fabulous property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk

52 The Nooks, Gildersome, Morley, LS27 7EF

Offers Over: £200,000



General Remarks

Situated in a highly sought after residential area with excellent local amenities and good transport links this deceptively spacious three bedroom through terrace is beautifully presented and tastefully decorated throughout. An early viewing is highly recommended to avoid disappointment.

The ground floor accommodation comprises; - spacious front facing living room, inner hallway with stairs rising to the first floor and a full width dining kitchen with access to the cellar and plumbing for a washing machine at the top of the stairs.

The kitchen has a breakfast bar, fitted wall and base units, ample worktop space and integrated appliances include- gas hob, electric oven, fridge, freezer and dishwasher.

To the first floor there are two double bedrooms and a fabulous family bathroom which has a modern four-piece suite including – bath with centre taps, shower cubicle, WC and his and her washbasins.

On the second floor there is another double bedroom with fitted storage and a large walk-in storage space which has potential for a variety of different uses and benefits from having additional under-eaves storage.

The property is completed by the having a good-sized cellar which offers a useful additional storage space and the potential for further development.

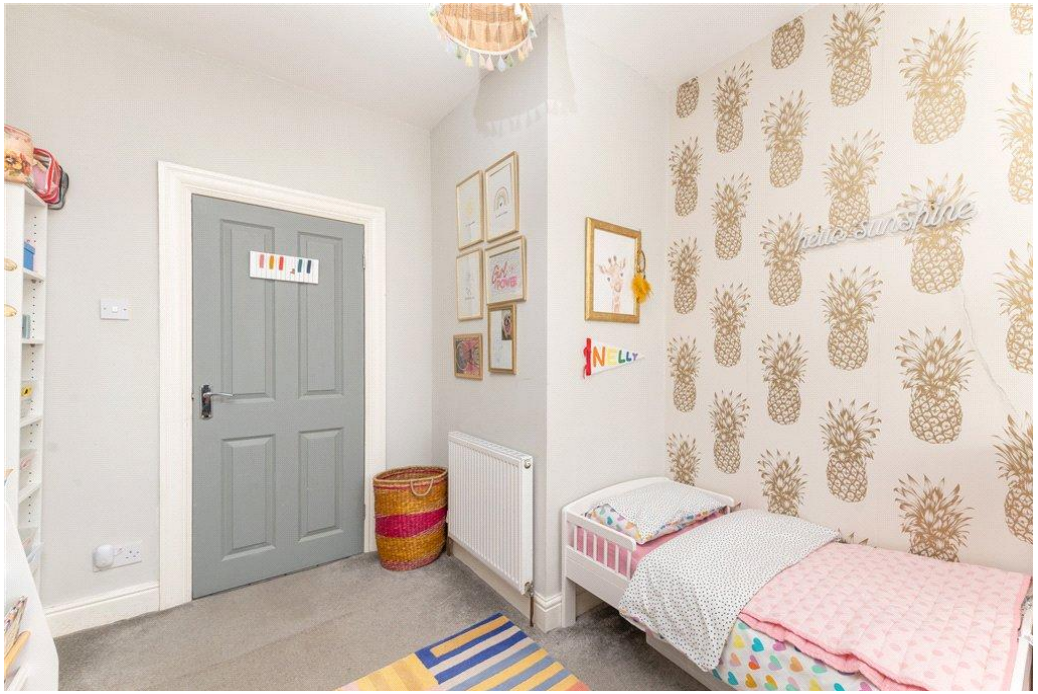
Externally, to the front of the property there is a small, low maintenance, walled garden, which provides a good degree of privacy and is laid to an attractive blue slate finish. The larger rear garden is an ideal space for relaxing or enjoying a barbecue and has a patio area, artificial lawn and a private parking space beyond.

Gildersome village has a range of local shops and amenities, including its own library, post office and community centre as well as two inns and an Indian restaurant. Located about 2 miles from the town of Morley, itself just 5 miles South of Leeds City Centre. Morley has its own train station with regular services to Leeds and Wakefield and the M62 motorway connecting Leeds and Manchester is also readily accessible.

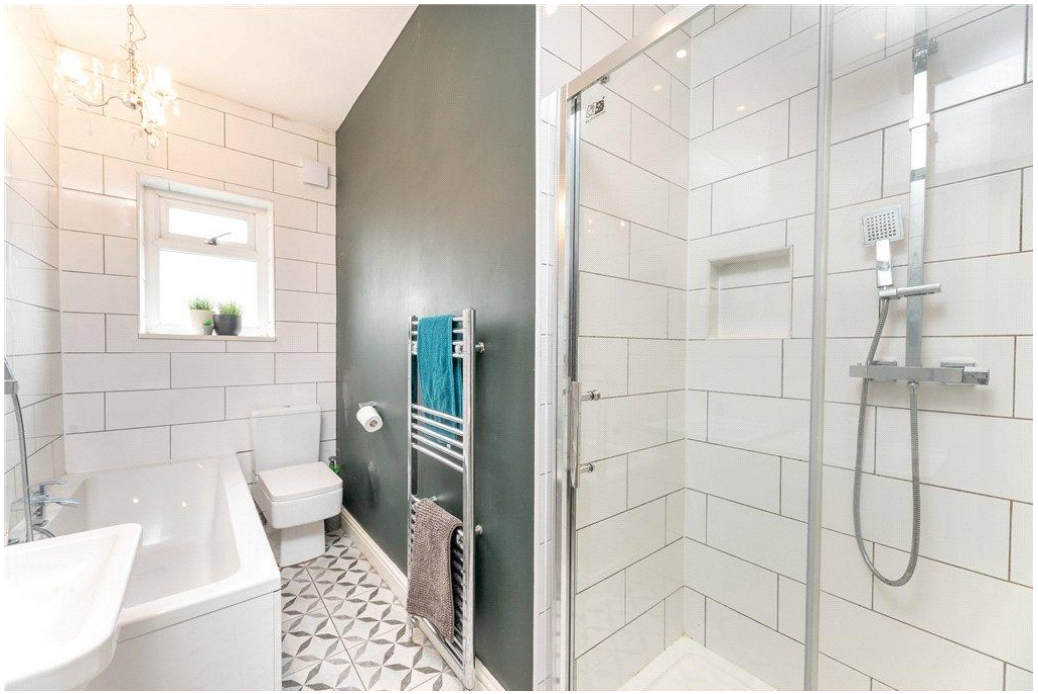

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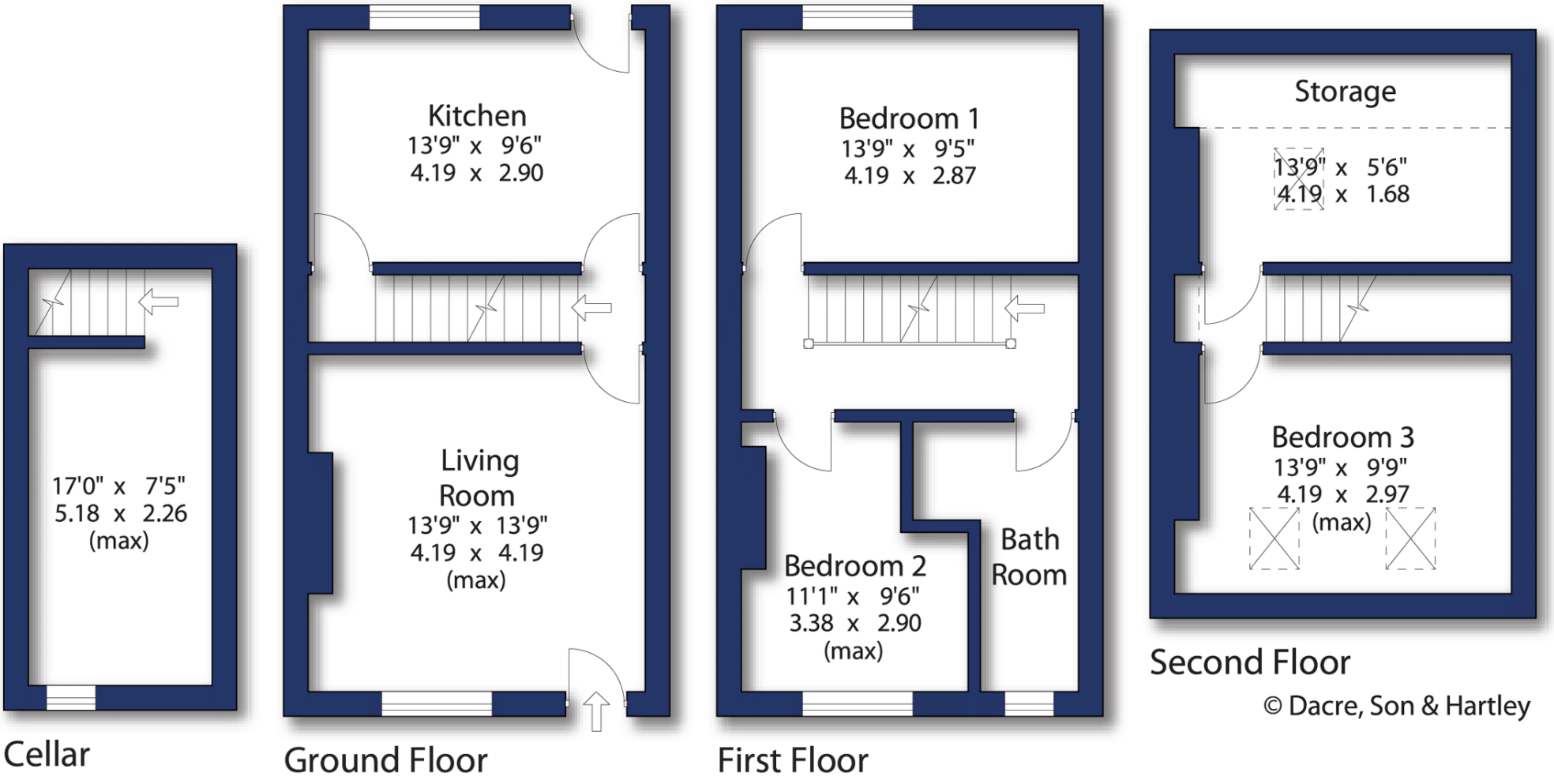



hello sunshine
NELLY


BONJOUR



Floorplans


17'0" x 7'5"
5.18 x 2.26
(max)
Cellar
Kitchen
13'9" x 9'6"
4.19 x 2.90
Living Room
13'9" x 13'9"
4.19 x 4.19
(max)
Ground Floor
Bedroom 1
13'9" x 9'5"
4.19 x 2.87
Bedroom 2
11'1" x 9'6"
3.38 x 2.90
(max)
Bath Room
First Floor
Storage
13'9" x 5'6"
4.19 x 1.68
Bedroom 3
13'9" x 9'9"
4.19 x 2.97
(max)
Second Floor
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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

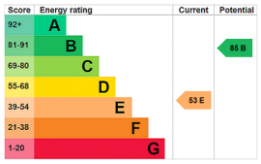
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ARRANGE A VIEWING
Call 0113 322 6333 or email
morley@dacres.co.uk

