



11 Renaissance Court, Churwell, Morley, LS27 7GL

A deceptively spacious three-bedroom property ideally situated in a tucked away position in a highly sought after residential area. Having a private outdoor space, access to communal gardens and a garage with additional off-street parking a viewing is essential to fully appreciate everything this fabulous property has to offer.

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General Remarks

A fabulous opportunity to purchase a modern, three-bedroom townhouse property enjoying a highly private position on the ever-popular New Village development in Churwell. Beautifully presented and tastefully decorated throughout combined with a fabulous outdoor space it would make an ideal family home, and an early viewing is highly recommended.

The ground floor accommodation comprises; - a central front entrance with staircase rising to the first floor, full length living room with French doors to the orangery/garden room which has a wood burner and electronic blind control, spacious kitchen and a guest WC.

The kitchen has fitted base units, ample worktop space, an instant hot water tap and integrated appliances include hob, oven, dishwasher and washing machine.

On the first floor there are three bedrooms, the main bedroom has a spacious walk-in wardrobe, the second bedroom benefits from having fitted wardrobes and the third bedroom

has a built-in storage cupboard. The family bathroom is part-tiled and has a three-piece suit including bath with shower over. The landing provides access to the part-boarded loft which offers a useful additional storage space.

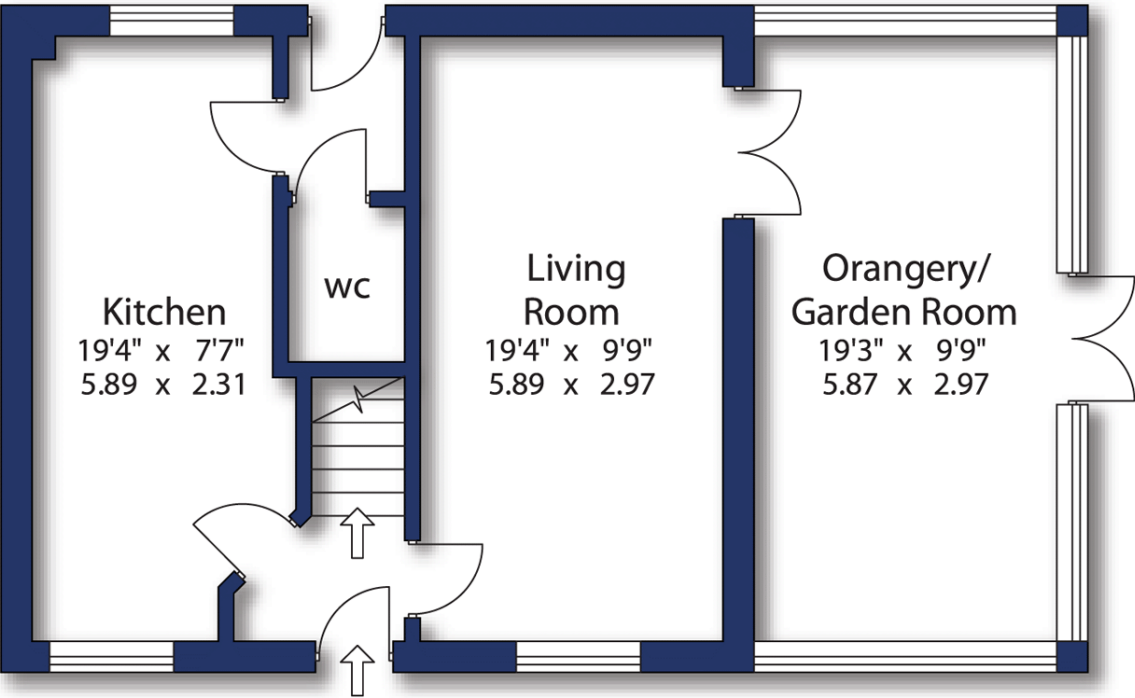
Externally, the property has gardens to three sides, the side garden enjoys a high degree of privacy and is ideal for relaxing, entertaining or alfresco dining, having both an artificial lawn and a real lawn, a large, decked area and an Indian stone patio to the woodstore. Completing this fabulous space is a tucked away area with a log store, garden shed, greenhouse and a raised vegetable bed. To the front of the property there are well established plants and bushes and to the rear there is a patio area leading to the communal gardens. The property benefits from having two parking spaces and a garage which has fitted light and power.



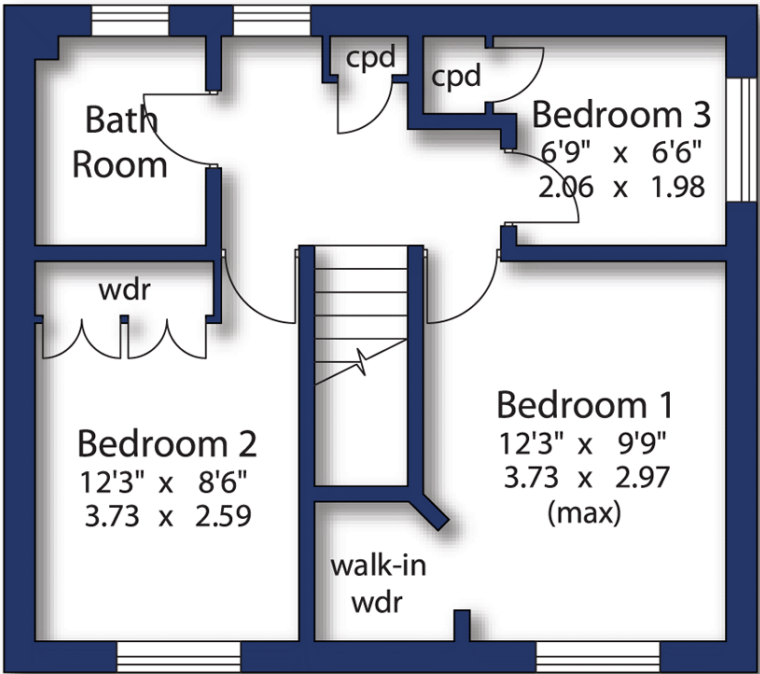




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Parking & Services

- Leasehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.
- We understand from the vendor that the lease was granted for 125 years from 01/01/2003 and that the service charges are approximately £60.00 per month. We would strongly recommend that any potential purchaser confirms this independently.

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](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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