



4 Fergusson Walk, Morley, Leeds, LS27 0FT

Offered for sale with NO ONWARD CHAIN, this spacious townhouse is ideally situated on the highly popular St. Andrews development and is only one of a select few to be built in this style. Having accommodation arranged over three floors it is beautifully presented throughout and an internal viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
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4 Fergusson Walk, Morley, Leeds, West Yorkshire, LS27 0FT

Offers Over: £300,000

General Remarks

A fabulous opportunity to purchase a modern, semi-detached property on a popular and sought-after new development. Ideally placed for local amenities, good local schools and convenient for motorway access it would make an ideal family home.

The ground floor accommodation briefly comprises; - entrance hall with guest WC, family room which would make an ideal office or fourth bedroom and a spacious dining kitchen with French doors to the garden. The well-appointed kitchen has fitted wall and base units and integrated appliances include; - four ring gas hob, electric oven, fridge, freezer, washing machine and dishwasher.

To the first floor there is a spacious living room with Juliet balcony overlooking the garden, a double bedroom and the house bathroom which has a modern, three-piece white suite including bath with shower over.



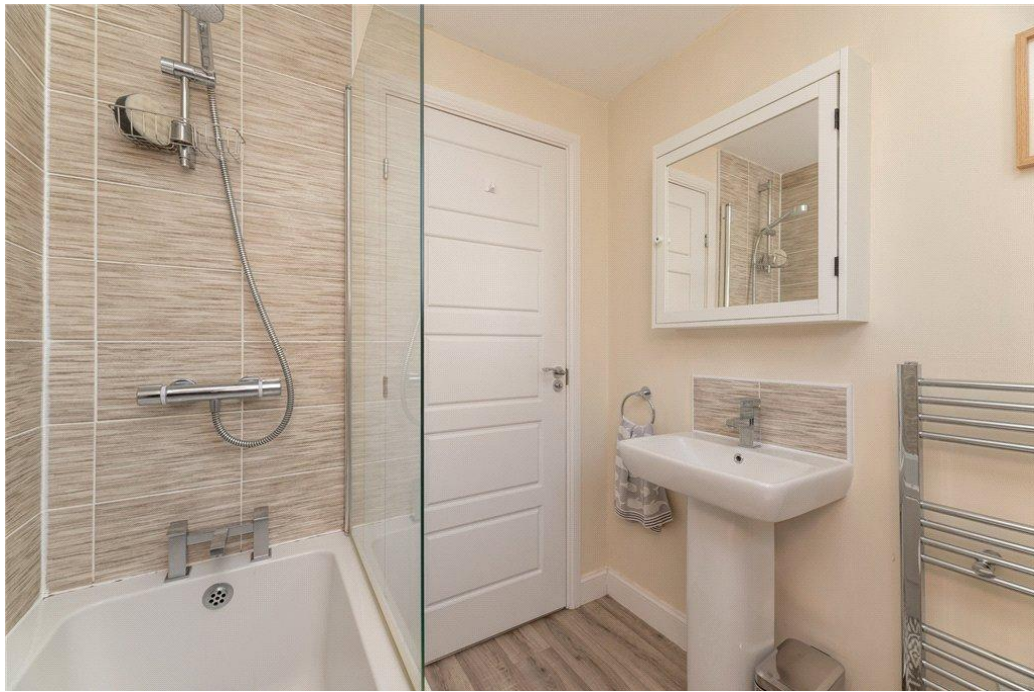
On the second floor there are two double bedrooms, the master having an en-suite Jack and Jill which is complete with a double walk-in shower. The landing provides access to an airing cupboard and the loft

Externally the fully enclosed garden is mainly laid to lawn and is complete with a useful garden shed and provides access to the off-street parking. The patio is ideal for entertaining, relaxing or enjoying a barbecue. The property benefits from an external tap and to the front and opposite side there are small lawned gardens.

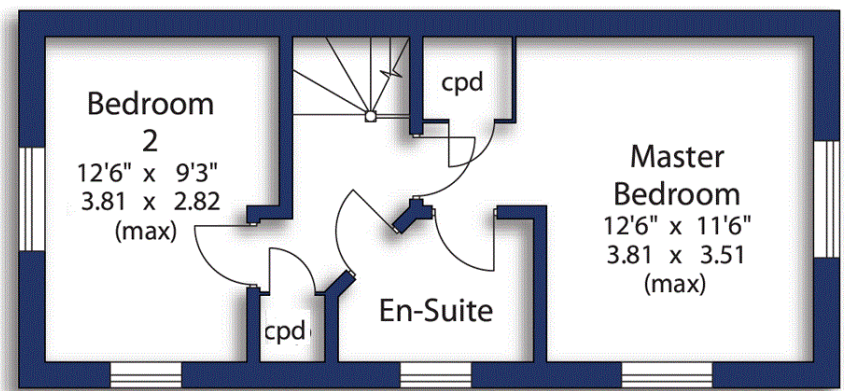
We understand that the property is still under NHBC guarantee and has an annual RMG charge of approximately £300 per annum and we would recommend that any potential purchaser confirms this through their own solicitors.



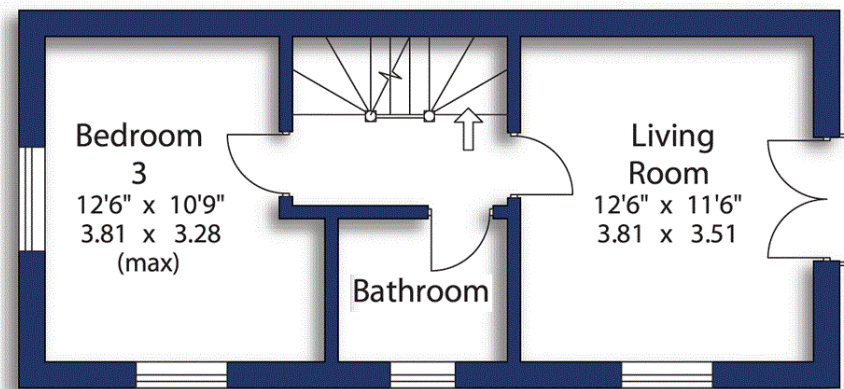




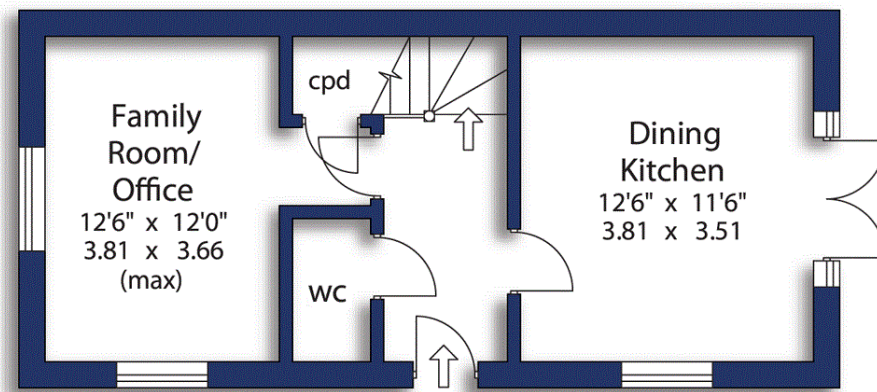
Floorplans



Second Floor



First Floor



Ground Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Parking & Services

- Freehold (RMG charge applies)
- 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](#)

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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- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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