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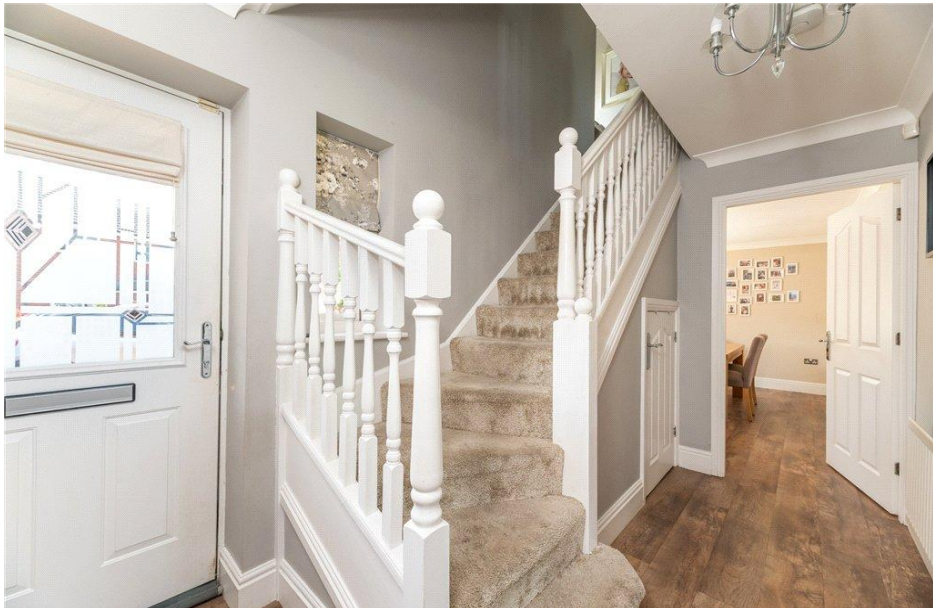
# 2 Rooms Way, Morley, Leeds, LS27 9TP

Ideally located in a quiet cul-de-sac in a highly sought after residential area, this four-bedroom detached house offers spacious living accommodation complemented by a fabulous outdoor space. The property is beautifully presented throughout and would make an ideal family home.

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

dacres.co.uk

# 2 Rooms Way, Morley, Leeds, West Yorkshire, LS27 9TP



## General Remarks

Enjoying a high degree of privacy in a tucked away cul-de-sac of only four properties, this impressive, detached family home is tastefully decorated and well-appointed throughout. A viewing is essential to fully appreciate everything this fabulous property has to offer and the location itself.

The ground floor accommodation comprises; - front entrance hallway with guest WC, staircase to the first floor and an understairs storage cupboard, spacious living room with French doors to the rear garden, dining room with a feature bay window overlooking the front garden and a kitchen with access to the side of the property.

The well-appointed kitchen has fitted wall and base units, ample worktop space and integrated appliances include – fridge, freezer, dishwasher, washing machine and included with the sale is the Range cooker.

On the first floor there are four good-sized bedrooms including the spacious master bedroom which overlooks the rear garden and benefits from having fitted wardrobes and a fully tiled en-suite shower with WC and wash basin. The family bathroom has a modern, white three-piece suite including bath with shower over. The landing has a built-in cupboard and provides access to the part-boarded loft which offers a useful additional storage space.

Externally, the generous rear garden is fully enclosed, mainly laid to lawn with a spacious patio providing the ideal space for relaxing or alfresco dining. To the front of the property there is a small lawned garden with well established plants and bushes to the side border. The driveway provides off-street parking for at least two cars and leads to the double garage which has fitted light, power, EV charging point and an electric door.





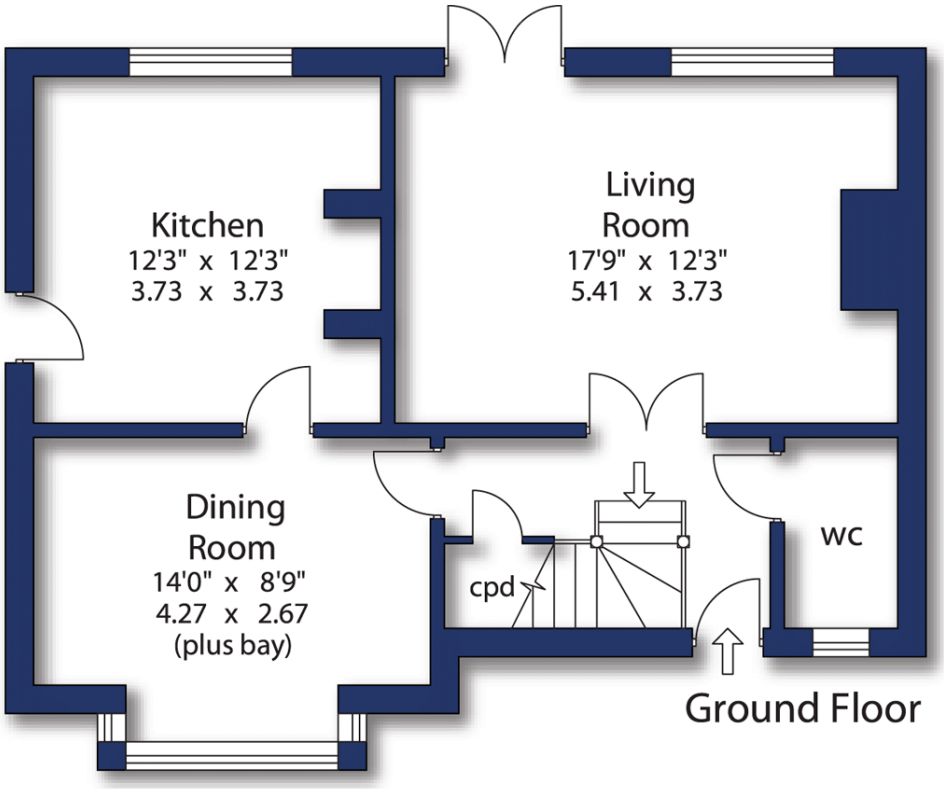


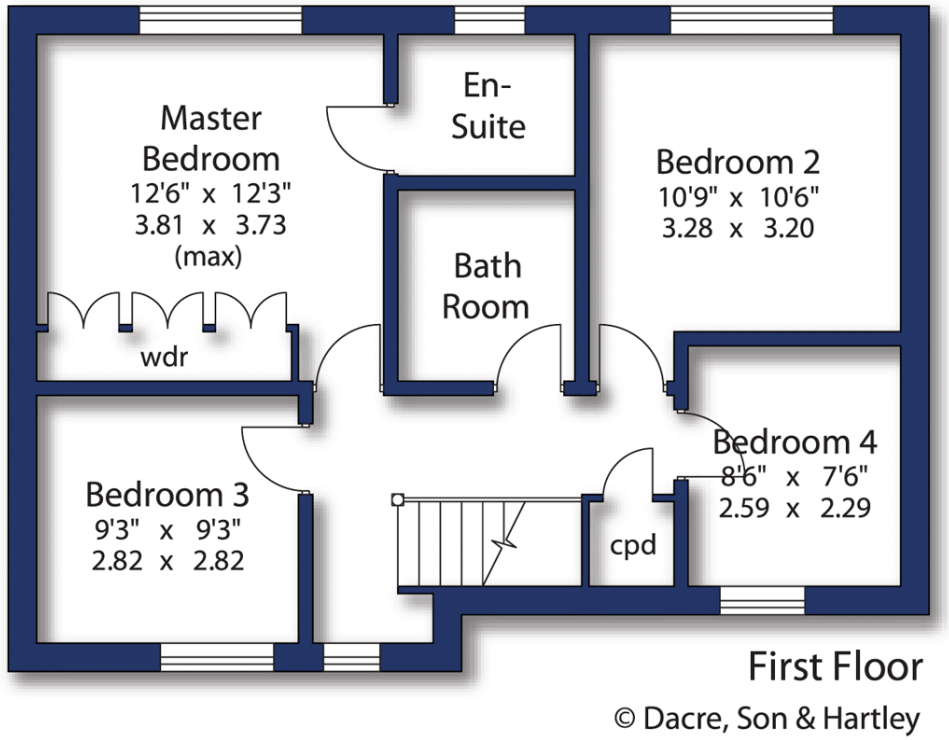






## Floorplans




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## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

## 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

## Agent's notes

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

