



25 Wigeon Approach, Morley, Leeds, LS27 8GN

Enjoying a high degree of privacy, this semi-detached property is ideally situated on the highly popular 'Bird Estate' in Morley. Having three bedrooms, a full width dining kitchen with integrated appliances and a modern family bathroom it is beautifully presented throughout, and a viewing is highly recommended.

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25 Wigeon Approach, Morley, Leeds, West Yorkshire, LS27 8GN

Guide Price: £295,000

General Remarks

Offered for sale with NO ONWARD CHAIN, this three-bedroom semi-detached house is situated in a tucked away position in a quiet cul-de-sac. Enjoying excellent transport links and easy access to the motorway network a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - front entrance hall with guest WC and stairs rising to the first floor, spacious living room which overlooks the front garden and a full width dining kitchen with French doors to the rear patio and a built-in storage cupboard.

The well-appointed kitchen has fitted wall and base units, plenty of worktop space and integrated appliances include - gas hob, electric oven dishwasher, fridge and plumbing for a washing machine

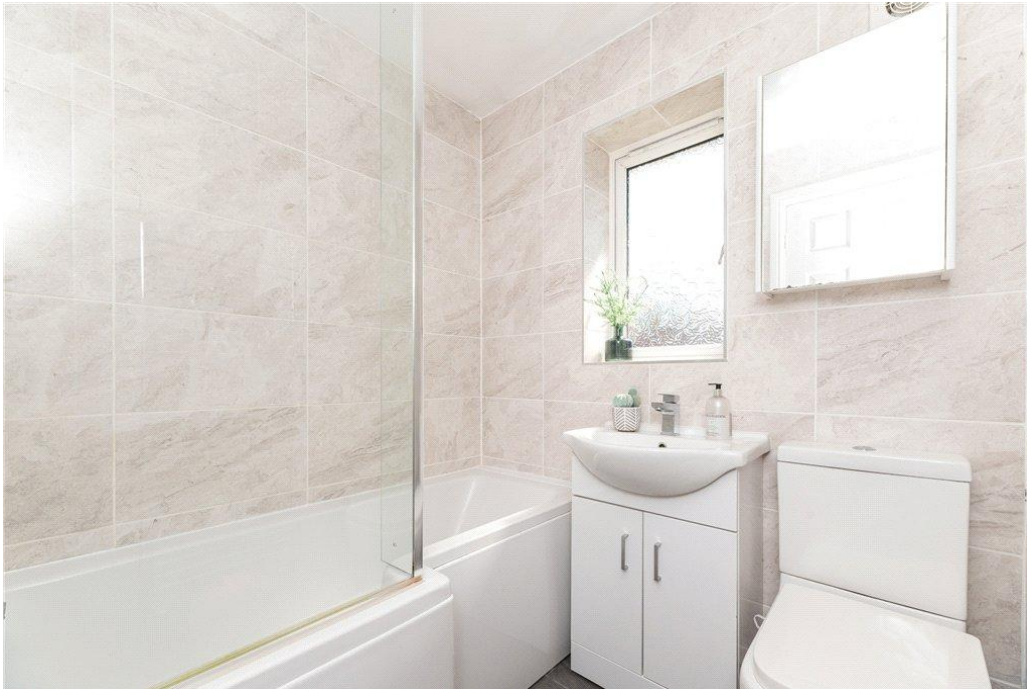


On the first floor there are three good-sized bedrooms, the third bedroom is currently used as an office and would be ideal for anyone working from home. The bathroom is fully tiled and has a modern three-piece suite including bath with electric shower over and shower screen. The landing provides access to the part-boarded loft which has fitted lighting and offers a useful additional storage space.

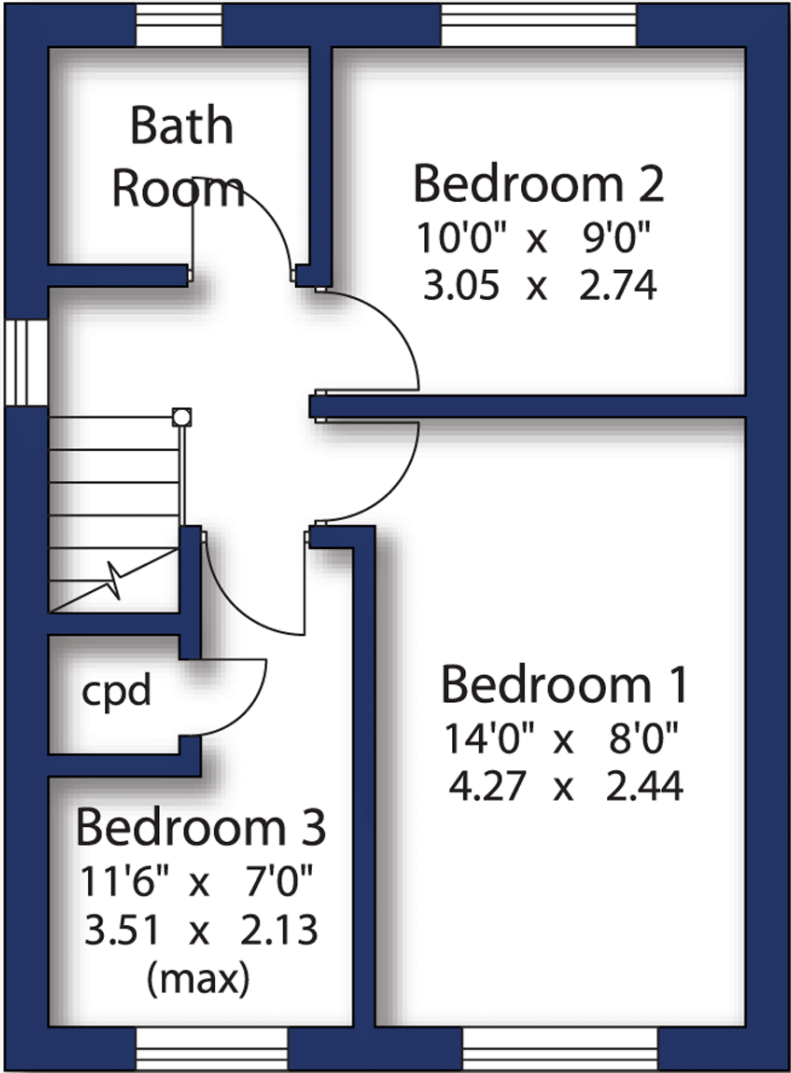
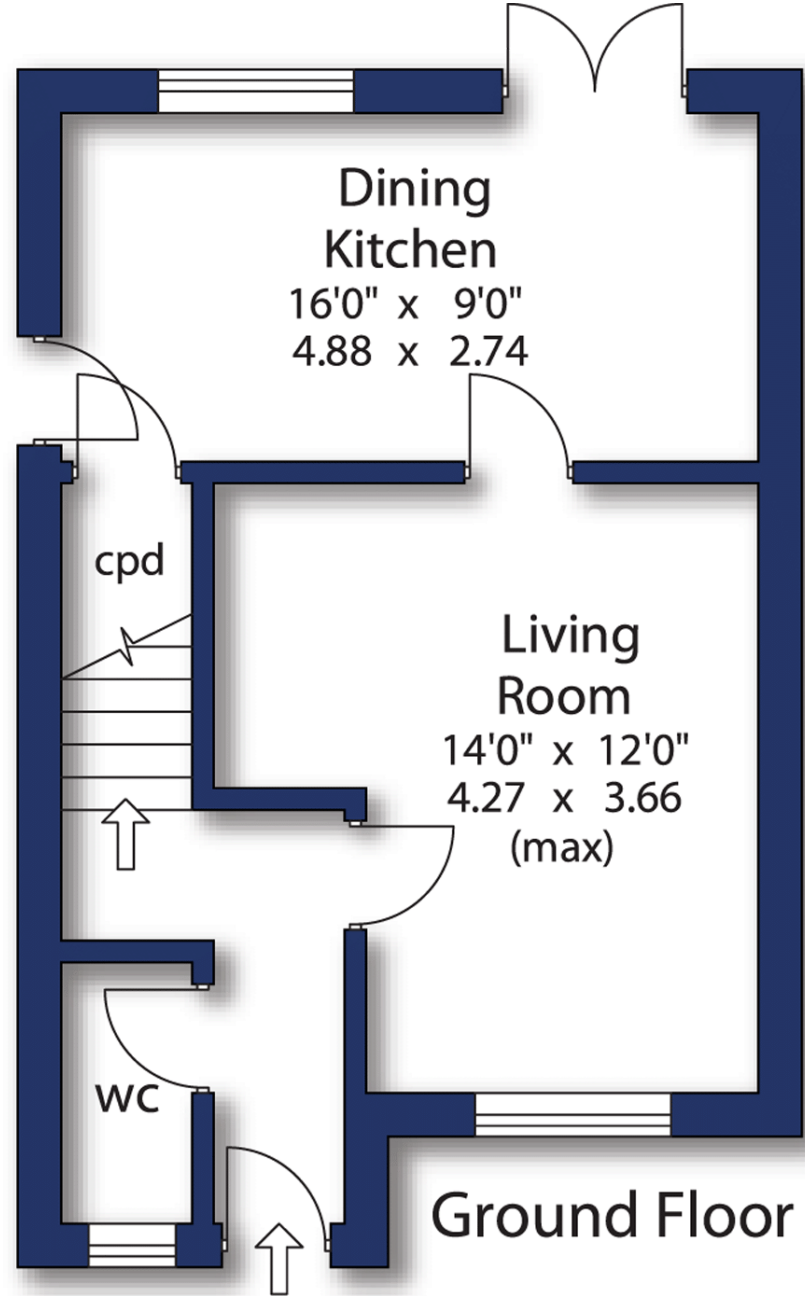
Externally, the front garden is laid to lawn, and the side driveway offers ample off-street parking leading to the garage which is complete with fitted light and power. To the rear of the property the patio provides the perfect space for relaxing or enjoying a barbecue and completing this fabulous space is a generous raised lawn.







Floorplans



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

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

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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