



## 28 Foster Crescent, Morley, Leeds, LS27 9NQ

Ideally located in a quiet cul-de-sac and enjoying a high degree of privacy, this three-bedroom dormer bungalow is deceptively spacious and beautifully presented throughout. Situated just a short distance from Morley town centre it would make an ideal family home and a viewing is essential to fully appreciate everything this property has to offer.

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## 28 Foster Crescent, Morley, Leeds, West Yorkshire, LS27 9NQ

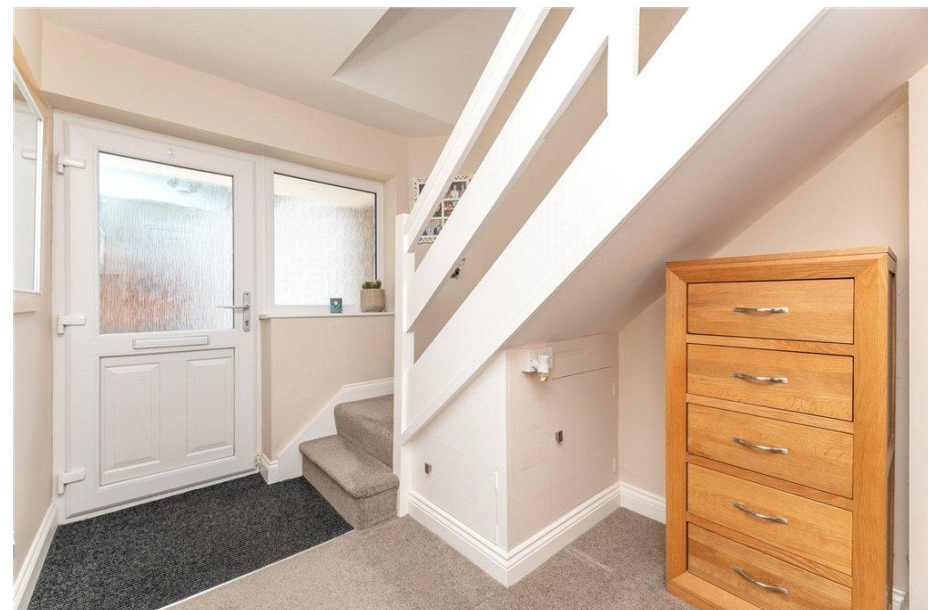
Offers Over: £300,000

### General Remarks

A well-appointed dormer bungalow complemented by a fabulous outdoor space and benefitting from a three-camera CCTV (app-linked) system. Having three bedrooms and offering a high degree of flexibility it is likely to be very popular, and an early viewing is highly recommended.

The ground floor accommodation comprises; - entrance hallway with stairs rising to the first floor, front facing double bedroom, spacious living room which enjoys plenty of natural light and a fabulous L-shaped dining kitchen with underfloor heating that the current owners remodelled in 2018 to create a highly practical family area with French doors opening to the rear garden.

The kitchen has fitted wall and base units, ample worktop space and integrated appliances include – gas hob, double oven, warming drawer, dishwasher and a useful instant hot-water tap.



On the first floor there are two further bedrooms, the larger one is front facing and benefits from having fitted wardrobes. The bathroom is part-tiled and has a modern three-piece suite comprising; - bath with shower over, shower screen, WC, wash basin and a linen cupboard. The landing has large, walk-in storage space and a utility cupboard with plumbing for a washing machine and space for a tumble dryer.

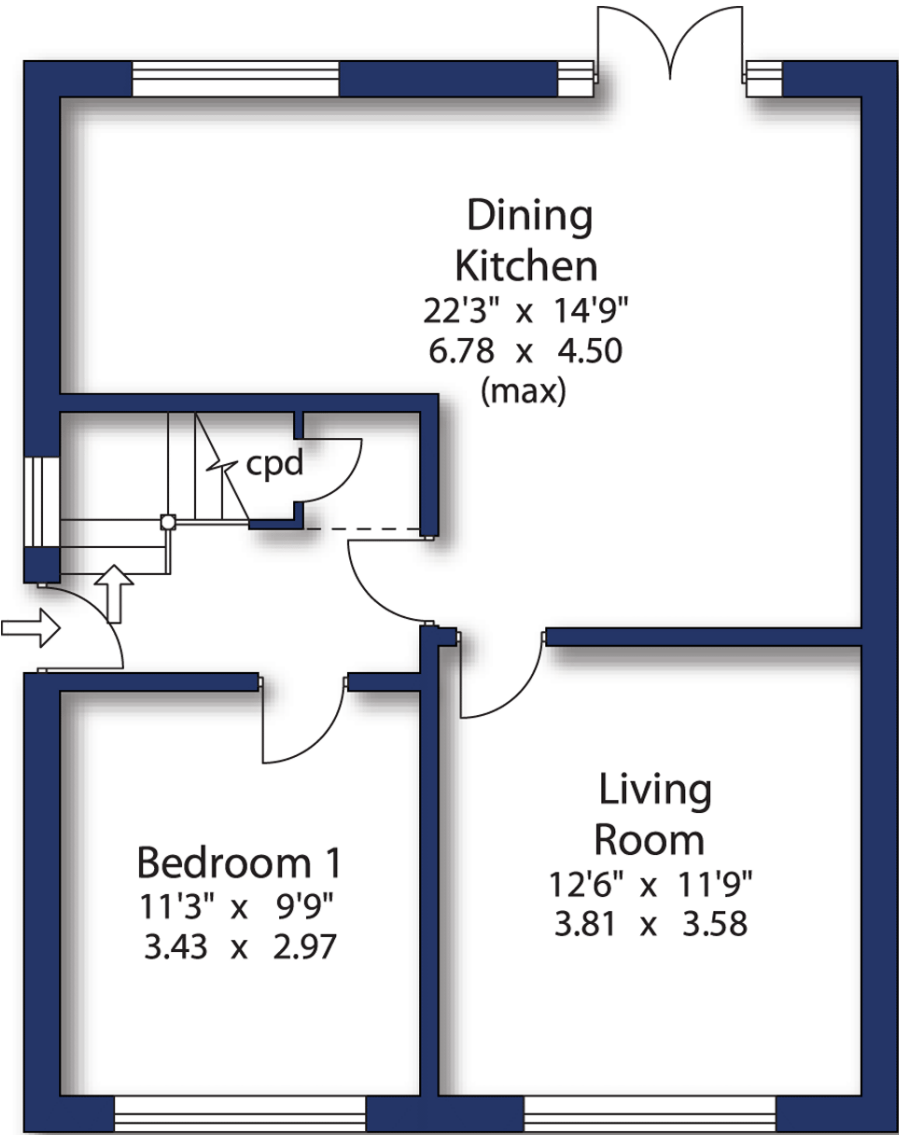
Externally, the front garden is laid to lawn with established plants and bushes to the borders. The driveway provides off-street parking for at least two vehicles and leads to a larger than average garage which has fitted light, power and is complete with an electric door. The fully enclosed rear garden is south-west facing and has a raised lawn with vegetable plots plus an array of plants and bushes, the generous patio provides an ideal space for relaxing or alfresco dining.



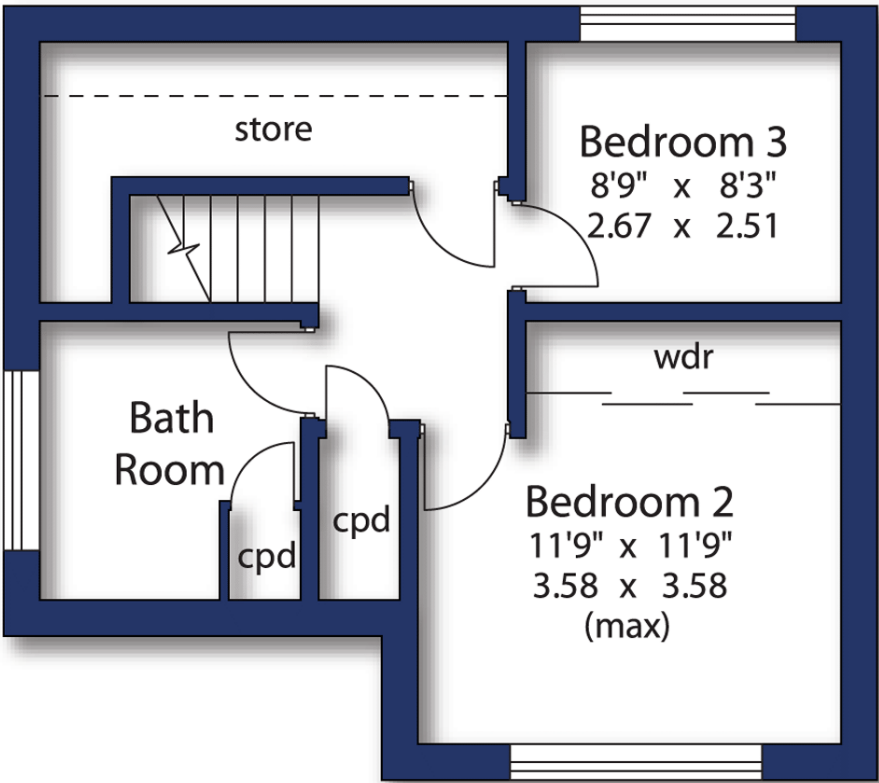




Floorplans



Ground Floor



First Floor

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## 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](http://www.dacres.co.uk)

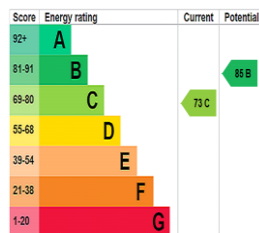
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