



4 Carson Grove, Morley, Leeds, LS27 0GE

Originally built in 2020 and still under NHBC guarantee, this detached property is ideally situated in a highly popular residential development with easy access to the motorway network. Having three double bedrooms and a spacious dining kitchen it would make an ideal family home and a viewing is highly recommended.

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4 Carson Grove, Morley, Leeds, West Yorkshire, LS27 0GE

Asking Price: £365,000

General Remarks

Located just a short drive from Morley town centre this three-bedroom detached house is beautifully presented and tastefully decorated throughout. Offering spacious living accommodation complemented by off-street parking and a good-sized rear garden it would be ideal for growing families and a viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, living room with a useful understairs storage space, spacious dining kitchen with French doors to the rear garden, separate utility room and guest WC.

The kitchen has fitted wall and base units, ample worktop space and integrated appliances include – fridge, freezer, gas hob, electric oven and dishwasher. The utility room has fitted units, worktop space and plumbing for a washing machine.

On the first floor there are three double bedrooms, the spacious master bedroom has fitted wardrobes and an en-suite with electric shower, WC and wash basin, the second bedroom



benefits from having built in storage. The family bathroom is part-tiled and has a modern white three-piece suite. The landing provides access to the loft which offers a useful additional storage space.

Externally, to the front of the property there is a lawned garden and a double width driveway leading to the garage which has fitted light, power and an EV charging point. The fully enclosed rear garden is mainly laid to lawn, and the patio area provides the perfect space for relaxing or enjoying a barbecue, the garden shed is included with the sale.

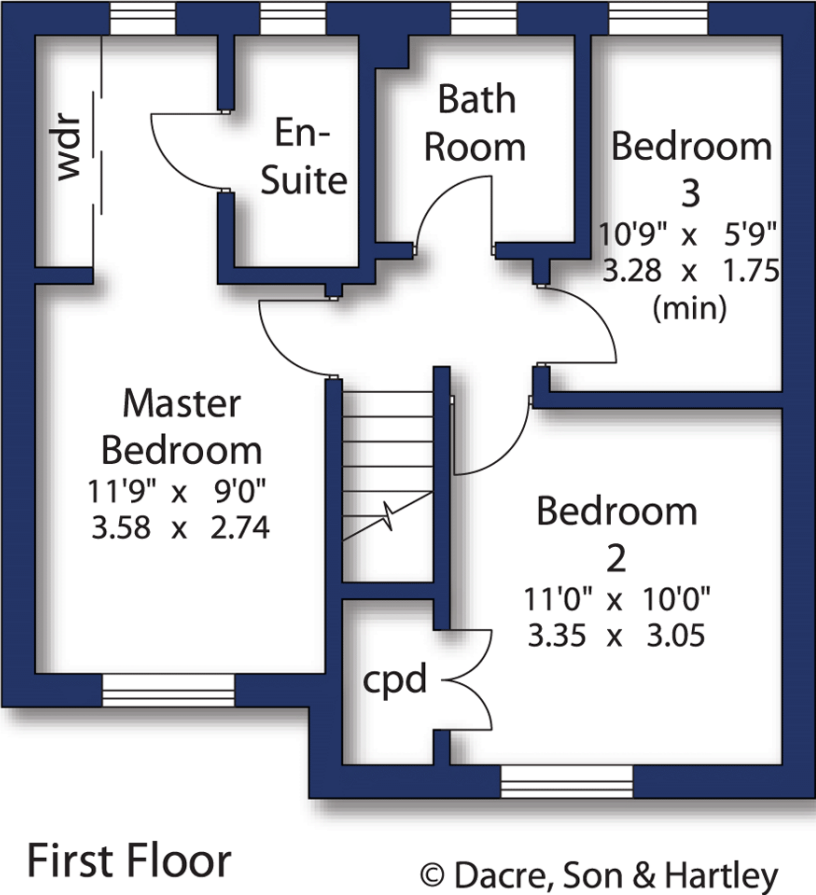
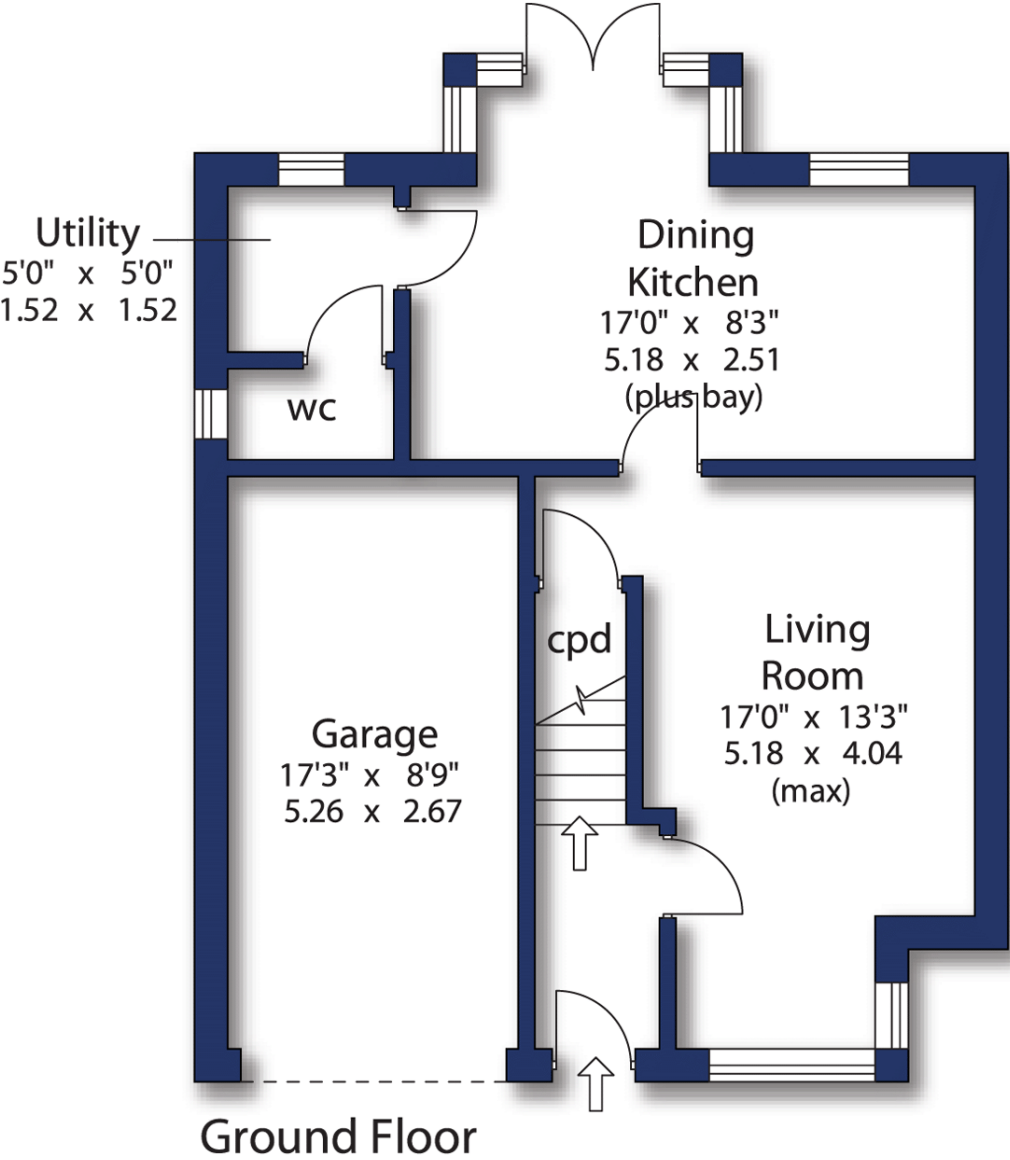
We understand that the property is still under NHBC guarantee and has an annual RMG charge of approximately £210 per annum and we would recommend that any potential purchaser confirms this through their own solicitors.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

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

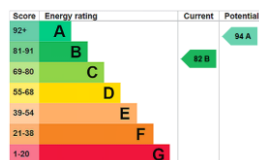
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 **ARRANGE A VIEWING**

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

