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# 4 Appleyard Lane, Morley, Leeds, LS27 8RX

Originally built in 2018 and still under NHBC guarantee, this detached family home has four bedrooms, one en-suite, a large dining kitchen and a fully enclosed rear garden. Situated in a highly popular residential area it would make an ideal family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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# 4 Appleyard Lane, Morley, Leeds, West Yorkshire, LS27 8RX



## General Remarks

Located just a short distance from Morley town centre this four-bedroom family home is beautifully presented and tastefully decorated throughout. Offering spacious and flexible living accommodation complemented by a private rear garden it is likely to be very popular and an early viewing s highly recommended.

The ground floor accommodation comprises; - front entrance hall with guest WC and stairs rising to the first floor, spacious living room overlooking the front garden, full width dining kitchen with sliding doors to the rear garden and a separate utility room.

The well-appointed kitchen has fitted wall and base units, plenty of worktop space and integrated appliances include gas hob, double electric ovens, fridge, freezer and dishwasher. The utility room has fitted units, sink and plumbing for a washing machine with space for a tumble dryer.

On the first floor there are four bedrooms, the spacious master bedroom has fitted wardrobes and benefits from having an en-suite shower, WC and wash basin. The family bathroom is part-tiled and has a modern three-piece suite including bath with shower over, shower screen and linen cupboard. The landing provides access to the loft which offers a useful additional storage space.

Externally, to the front of the property the lawned garden has established bushes to the borders, the driveway to the side of the property has an EV charging point and provides ample off-street parking leading to the larger than average garage which is complete with fitted light and power. The fully enclosed rear garden is an ideal space for anyone with young children or pets, two patio areas are ideal for relaxing or enjoying a barbecue and completing this fabulous space is a summer house.





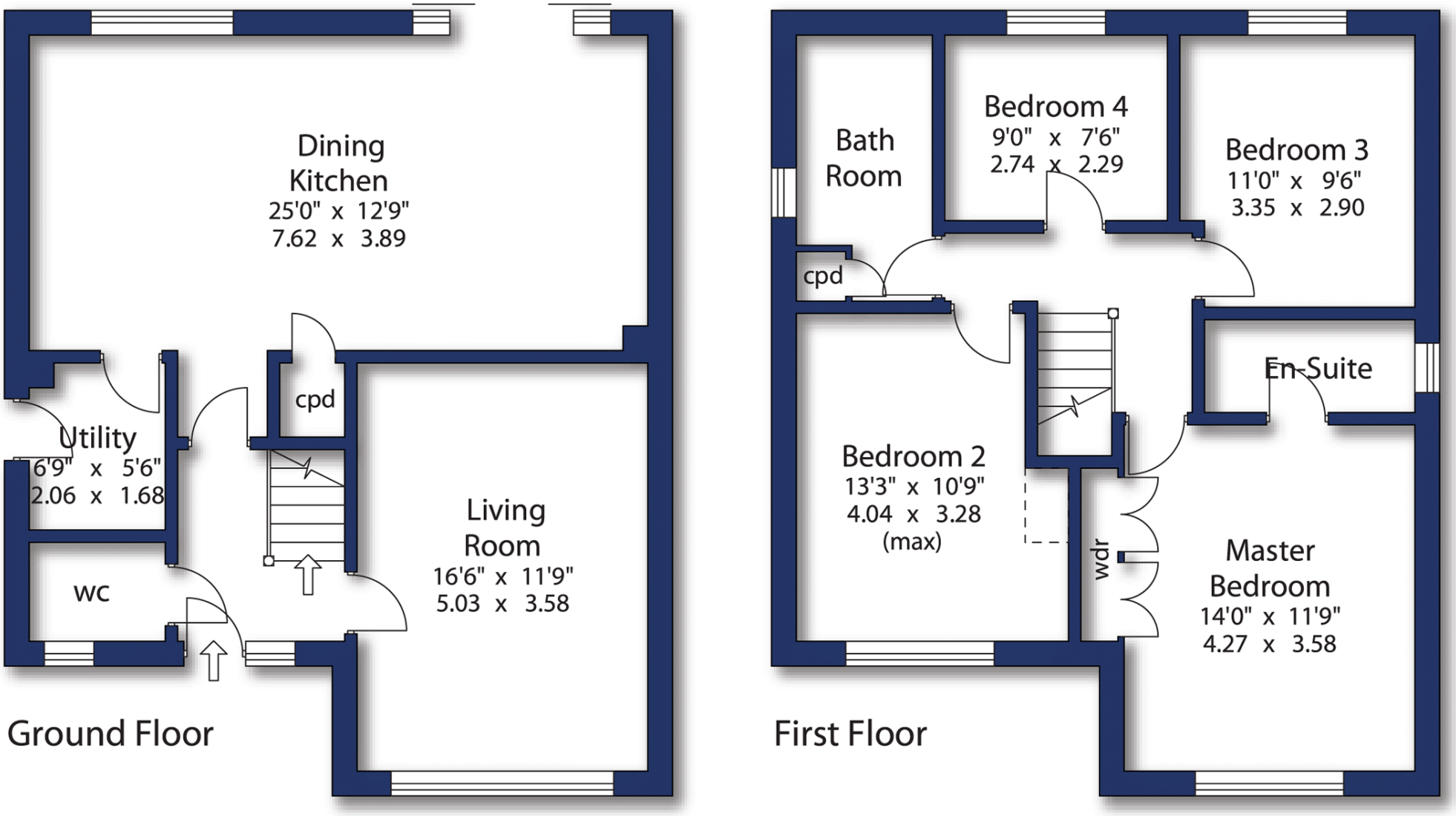





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## Floorplans




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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

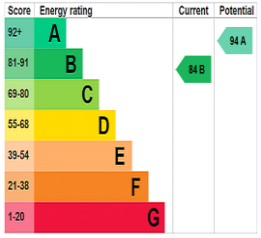
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