



12 Westwood Court, Leeds, West Yorkshire, LS10 4PA

This internally spacious townhouse has been significantly improved by the current owner and would be ideal for first time buyers or growing families. Having three bedrooms and a large, full width dining kitchen it is tastefully decorated throughout, and an early viewing is highly recommended.

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



12 Westwood Court, Leeds, West Yorkshire, LS10 4PA

Offers Over: £180,000

General Remarks

Ideally located in a popular residential area with good local amenities and excellent transport links this three-bedroom townhouse is beautifully presented and would be an ideal step for anyone looking to get on the property ladder.

The ground floor accommodation briefly comprises; - front entrance hallway with stairs to the first floor, large living room which enjoys plenty of natural light, a spacious full width dining kitchen with an ample number of fitted units, complementary worktops, integrated hob, oven, plumbing for a washing machine, sink, drainer, store cupboard and a good size porch with direct access to the rear garden.

To the first floor there are three bedrooms, two of which are doubles and both have fitted wardrobes. The family bathroom is fully tiled and has a white three-piece suite including bath with shower over. The landing has a useful linen/storage cupboard and also provides access to the loft which offers an additional storage space.

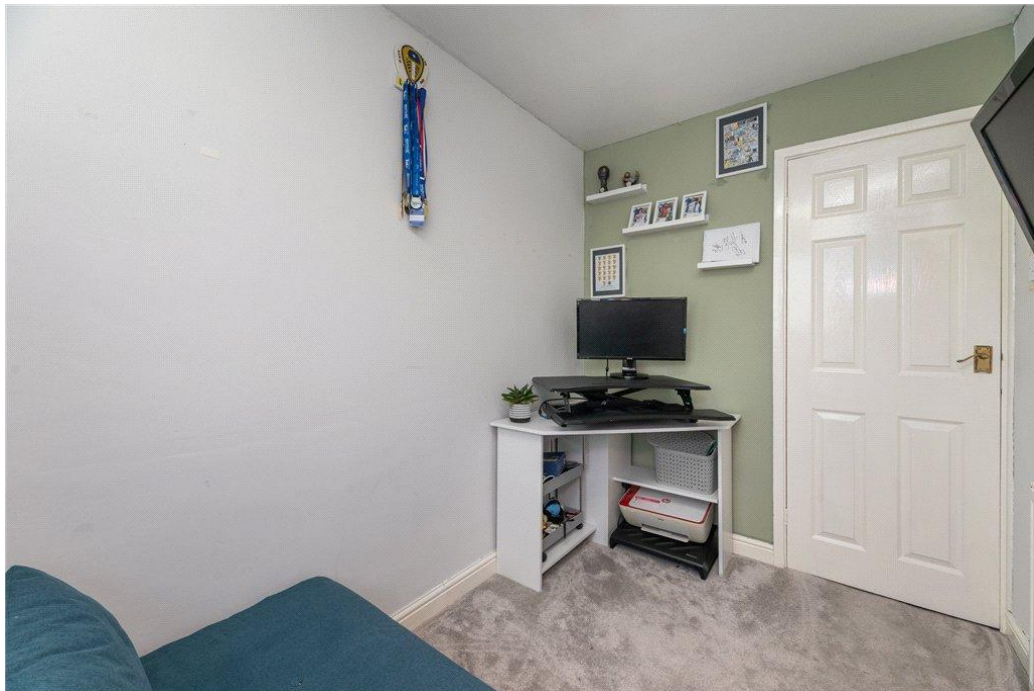


Externally to the rear there is a block paved garden with a secure, lockable gate. The larger front garden is mainly laid to lawn. The property benefits from having a single garage located just over the road, please note the garage does require some remedial work to the rear brickwork.

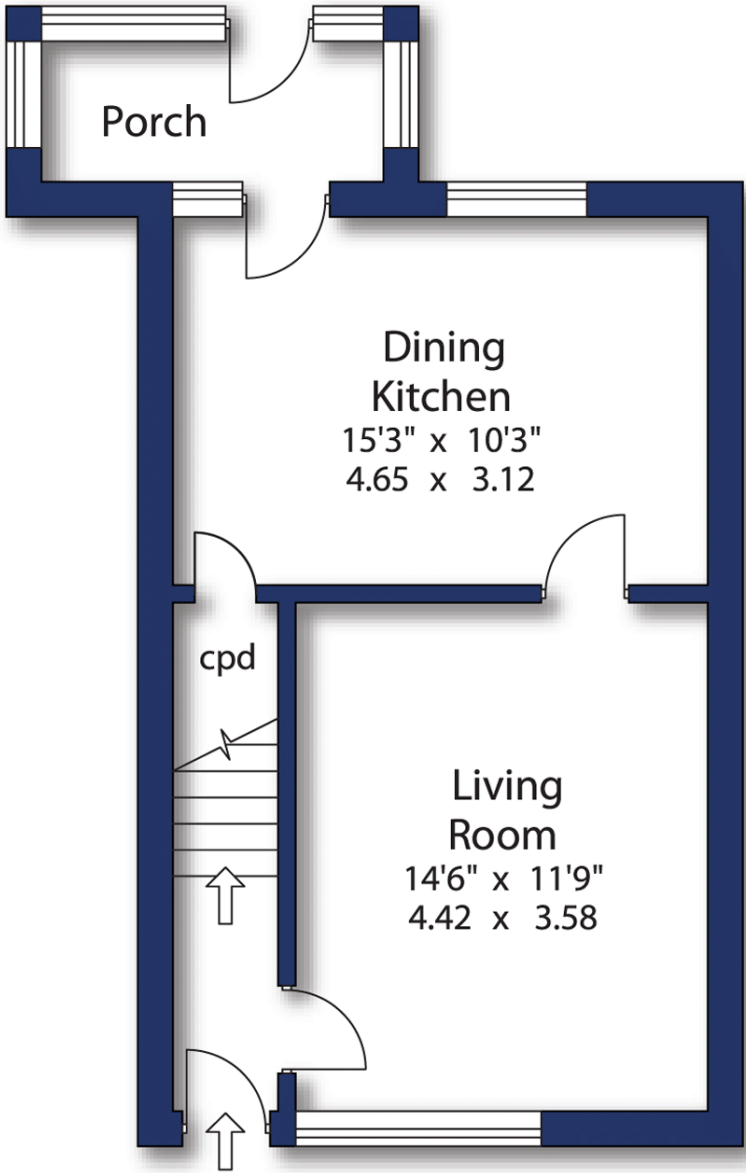
The property is delightfully positioned in a popular residential area approximately 5 miles South of Leeds city centre. Enjoying close proximity to the motorway network and surrounding towns of Morley, Rothwell and major cities including Leeds and Wakefield. In addition to good local schools there are excellent local amenities including a nearby Asda and The White Rose shopping centre is just a short drive away having a food court, multi-screen cinema and a wide variety of shops, boutiques and a Sainsburys supermarket.



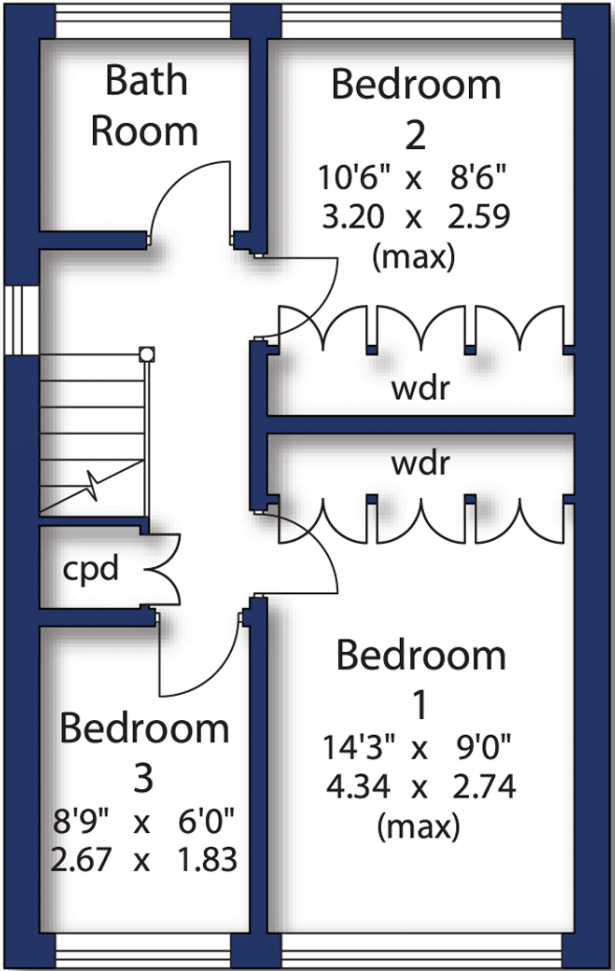




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Garage and on-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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR260034

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

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

