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OVER 200 YEARS OF YORKSHIRE PROPERTY



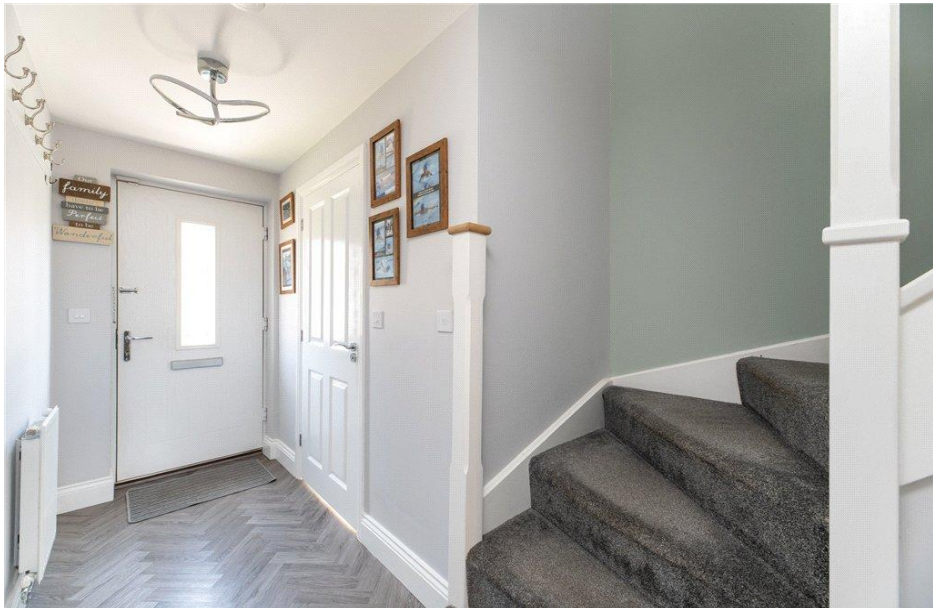
13 Bradfield Avenue, Morley, Leeds, LS27 0GH

Originally built in 2021 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 four bedrooms and a spacious dining kitchen it would make an ideal family home and a viewing is highly recommended.

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13 Bradfield Avenue, Morley, Leeds, West Yorkshire, LS27 0GH

Asking Price: £410,000



General Remarks

Located just a short drive from Morley town centre this four-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; - entrance hall with guest WC, understairs storage cupboard, front facing living room and a spacious full width dining kitchen with French doors to the rear garden.

The well-appointed kitchen was upgraded in 2024 and has fitted wall and base units, ample worktop space and a centre island. Integrated appliances include – gas hob, double electric oven, fridge, freezer, dishwasher and plumbing for a washing machine.

On the first floor there are four good sized bedrooms including the spacious master which has built-in wardrobes and 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 and shower screen. The landing has a linen/airing cupboard and provides access to the loft which offers a useful additional storage space.

Externally, to the front of the property there is a small lawned garden with established plants and bushes to the borders. The driveway has an EV charging point and provides off-street parking leading to the garage which has fitted light and power. The fully enclosed rear garden is south facing and is mainly laid to lawn complemented by a decked area and an Indian stone patio which offer an ideal space for relaxing, entertaining or alfresco dining.

We understand that the property is still under NHBC guarantee and has an annual RMG charge of approximately £200 per annum and we would recommend that any potential purchaser confirms this through their own solicitors.

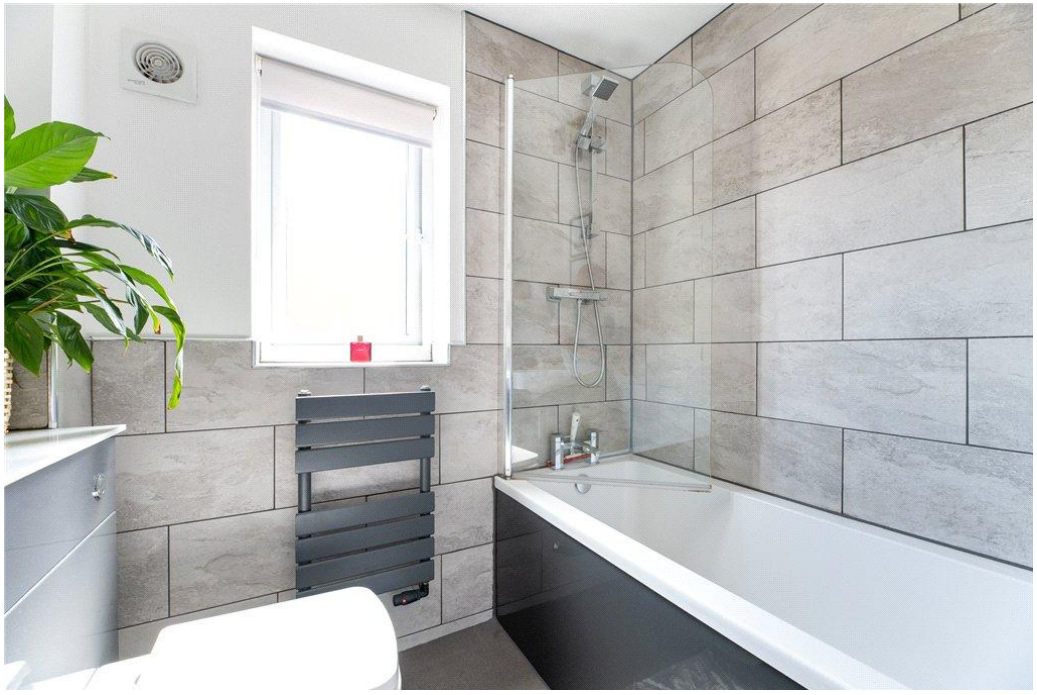




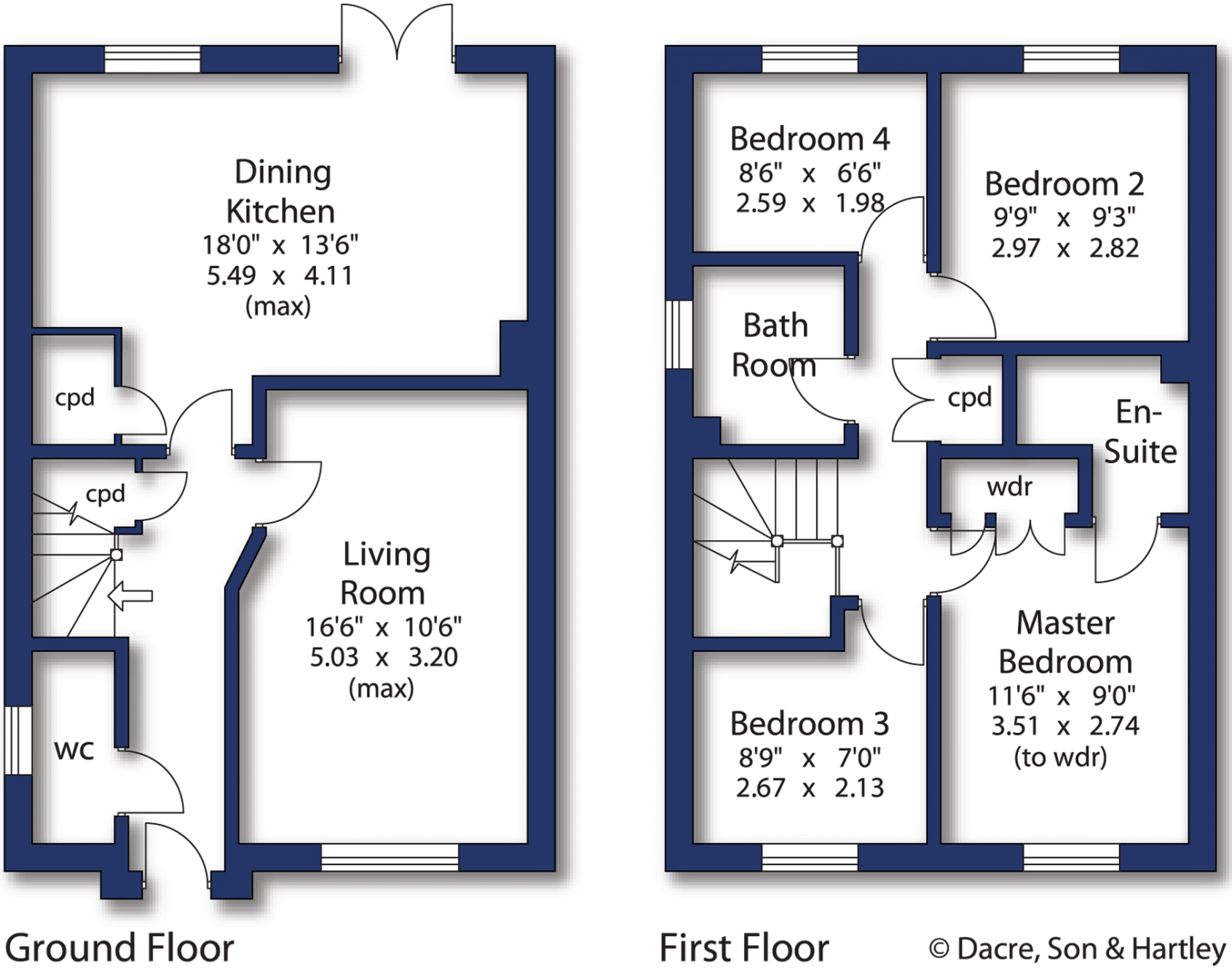








Floorplans


Dining
Kitchen
18'0" x 13'6"
5.49 x 4.11
(max)
cpd
cpd
Living
Room
16'6" x 10'6"
5.03 x 3.20
(max)
wc
Ground Floor
Bedroom 4
8'6" x 6'6"
2.59 x 1.98
Bedroom 2
9'9" x 9'3"
2.97 x 2.82
Bath
Room
cpd
En-
Suite
wdr
Master
Bedroom
11'6" x 9'0"
3.51 x 2.74
(to wdr)
Bedroom 3
8'9" x 7'0"
2.67 x 2.13
First Floor
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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

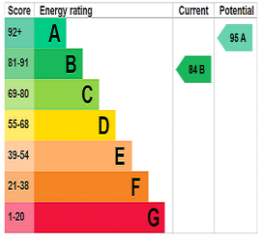
Agent's notes

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
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