



30 Topcliffe Grove, Morley, Leeds, LS27 9AT

This three-bedroom semi-detached property is ideally located in a quiet cul-de-sac in a highly popular residential area within easy reach of Morley town centre. Beautifully presented and tastefully decorated throughout a viewing is essential to fully appreciate everything this fabulous property has to offer.

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



30 Topcliffe Grove, Morley, Leeds, West Yorkshire, LS27 9AT

Offers Over: £250,000

General Remarks

Delightfully situated in a highly sought after residential area this semi-detached family home offers spacious living accommodation, having three bedrooms, a full width dining kitchen and a modern bathroom it would make an ideal family home and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hallway with stairs rising to the first floor, spacious living room with a useful understairs storage cupboard, full width dining kitchen.

The kitchen has a good number of fitted wall and base units, ample worktop space and integrated appliances include; - gas hob, fridge and freezer.



On the first floor there are three bedrooms, the main bedroom is front facing and the third bedroom would make an ideal office for anyone wanting to work from home. The house 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 boarded loft which offers a useful additional storage space.

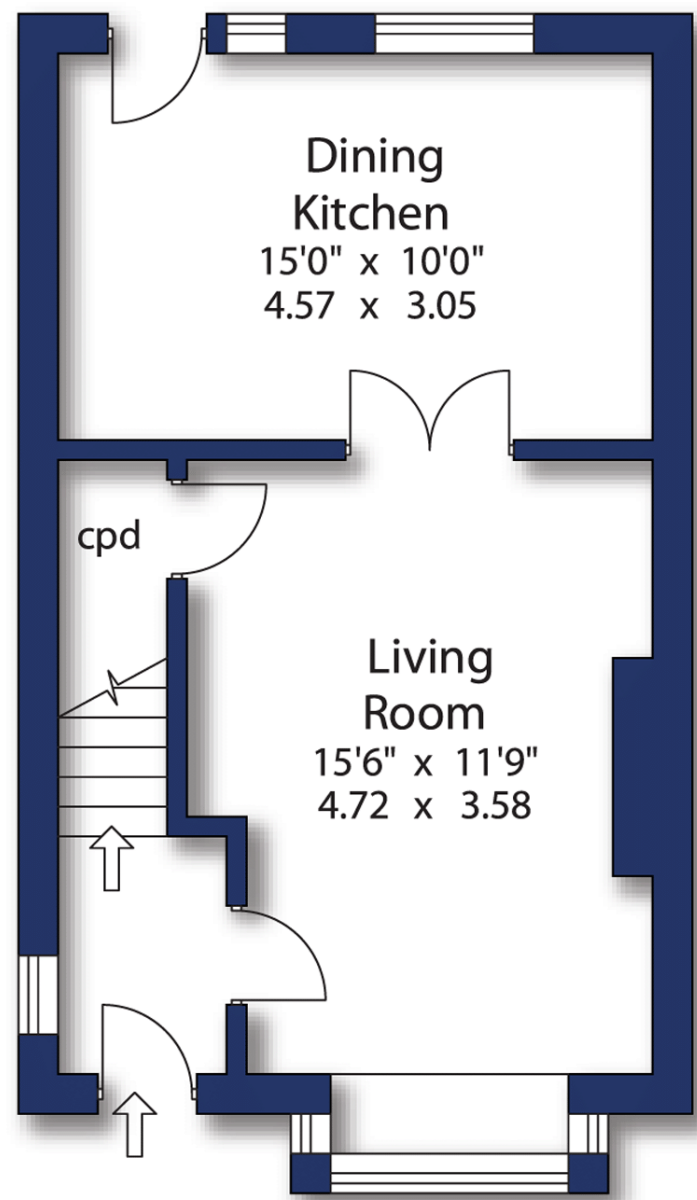
Externally, to the front of the property there is a small lawned garden and a driveway to the side has an EV charging point and provides off-street parking and leads to the garage which is complete with fitted light and power. The rear garden is laid to lawn and has a patio area which is an ideal space for relaxing or enjoying a barbecue.



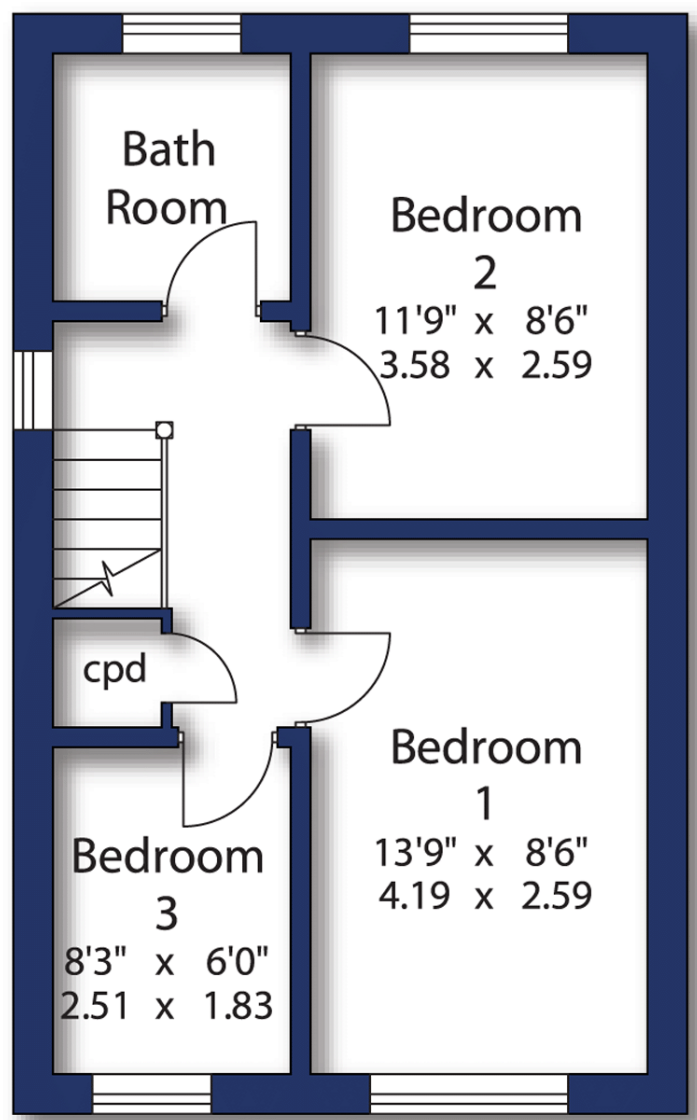




Floorplans



Ground Floor



First Floor



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

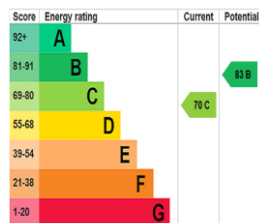
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