



14 Watson Street, Morley, Leeds, LS27 0AJ

A deceptively spacious end terrace property ideally located just a short distance from Morley town centre. Having accommodation arranged over three floors it offers a high degree of flexibility and would be ideal for first time buyers or growing families. An early viewing is highly recommended.

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14 Watson Street, Morley, Leeds, West Yorkshire, LS27 0AJ

Offers Over: £200,000

General Remarks

Situated in a highly popular residential area with good local amenities, excellent transport links and walking distance to Morley Academy, this three-bedroom end-terrace house has been extended to the rear and benefits from having a converted loft. A viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - entrance hall with stairs rising to the first floor, front facing living room with a feature bay window, spacious dining room and an extended kitchen with utility area with plumbing for a washing machine and space for a tumble dryer.

The kitchen has fitted wall and base units, ample worktop space and integrated gas hob and electric oven.



On the first floor there are three bedrooms and a modern shower room having a three-piece suite comprising; - walk-in shower, WC and wash basin. The landing has a useful linen/airing cupboard and provides access to the second floor.

The loft has been converted to create additional living space, having built-in storage and skylight windows it would make an ideal occasional bedroom, hobby room or an office for anyone wanting to work from home.

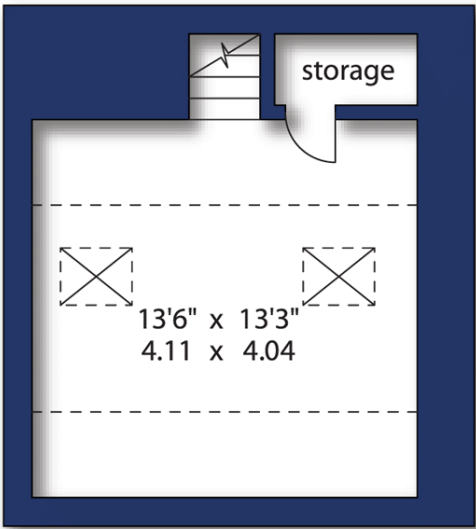
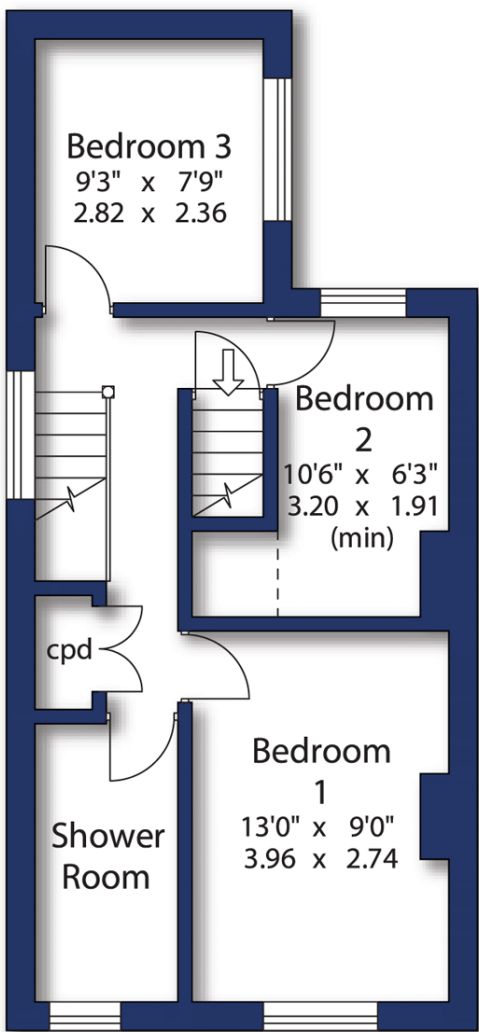
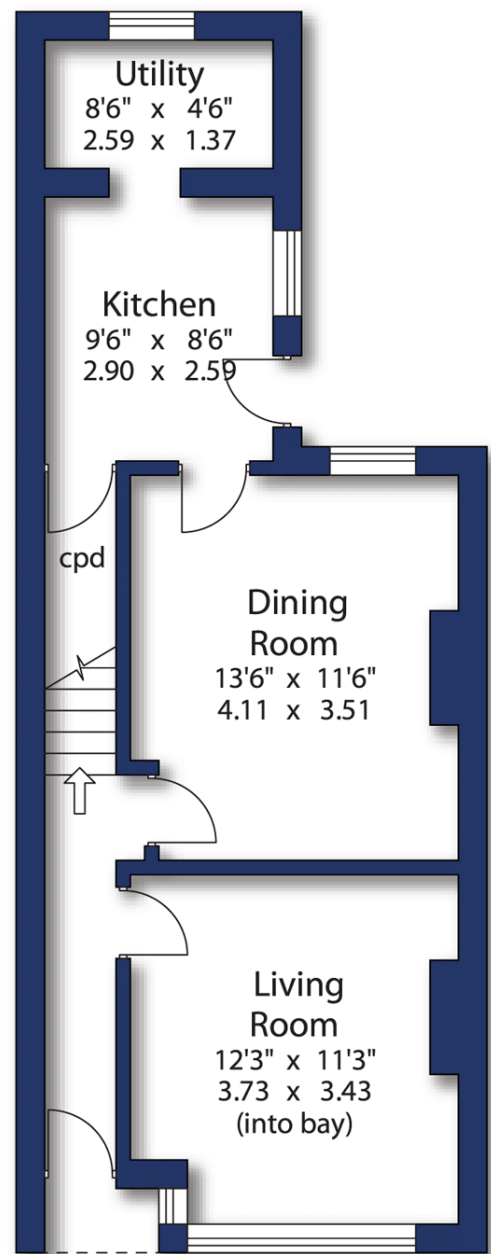
Externally to the front of the property there is a small low maintenance garden with privet hedges to the borders which provide a good degree of privacy. The larger rear garden is also low maintenance and offers an ideal space for relaxing or enjoying a barbecue.







Floorplans



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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. 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

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