



25 Alden Avenue, Morley, Leeds, LS27 0SF

Ideally situated at the head of a quiet cul-de-sac in a very popular residential area, this semi-detached house would be ideal for first-time buyers or growing families. Having two double bedrooms, spacious living room, full width dining kitchen and ample off-street parking plus a garage a viewing is essential to fully appreciate everything this property has to offer.

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



25 Alden Avenue, Morley, Leeds, West Yorkshire, LS27 0SF

Guide Price: £225,000



General Remarks

This two-bedroom semi detached house is beautifully presented and tastefully decorated throughout, certain to appeal to a wide variety of potential purchasers it is ready to move straight in to. An early viewing is highly recommended to avoid disappointment.

The ground floor accommodation comprises; - spacious living room which enjoys plenty of natural light through a feature bay window overlooking the front garden, open plan staircase with a storage cupboard, full width dining kitchen and an orangery with access to the rear garden

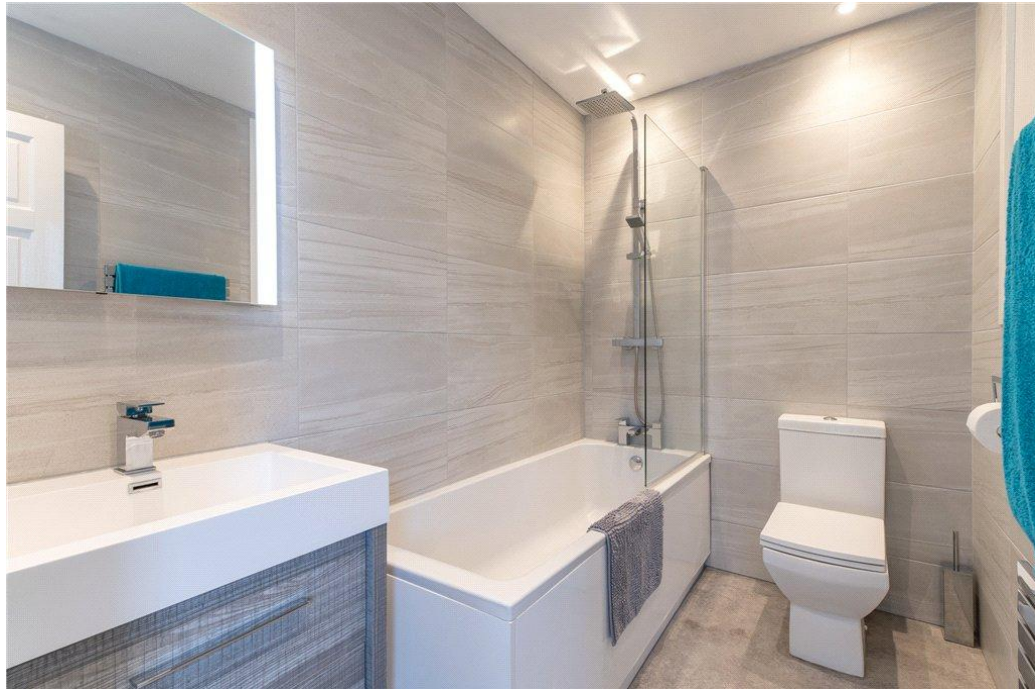
The kitchen has fitted wall and base units, ample worktop space and integrated appliances include - fridge, freezer, hob, oven and washing machine.

On the first floor there are two double bedrooms, both of which are full width, and both have fitted wardrobes. The bathroom is fully tiled and has a modern, three-piece suite comprising; - bath with shower over, shower screen, WC, wash basin and an over=stairs airing cupboard. The landing provides access to the loft which has a retractable ladder and offers a useful additional storage space.

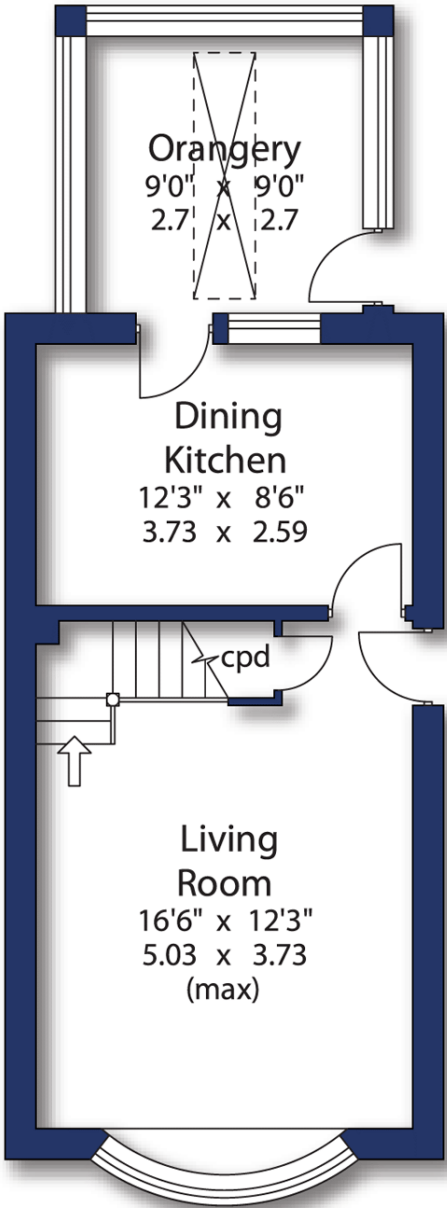
Externally, to the front of the property there is a lawned garden, additional parking spaces and a driveway leading to the garage which has fitted light and power. The larger rear garden low maintenance, mainly laid to blue slate with a patio area providing the ideal space for relaxing or enjoying a barbecue.



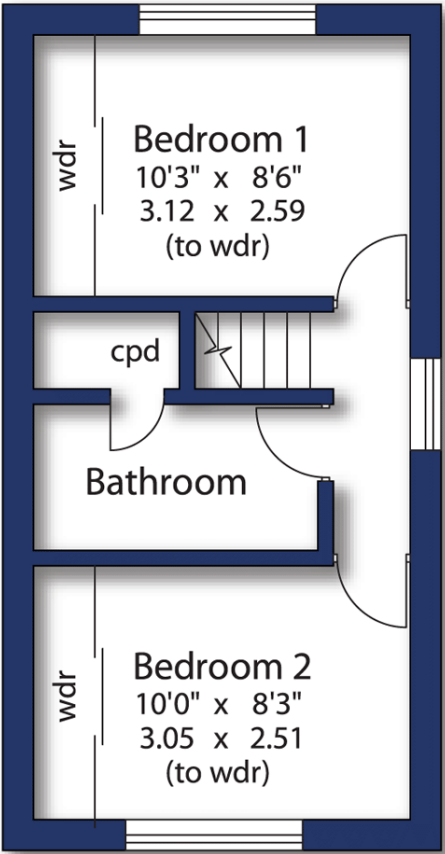




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

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

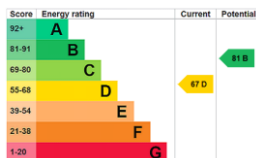
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ARRANGE A VIEWING



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

