



44 Bradfield Avenue, Morley, Leeds, LS27 0GH

Originally built in 2022 and still under NHBC guarantee, this mid-townhouse property is ideally situated in a highly popular residential development with easy access to the motorway network. Having three bedrooms and a spacious living room it is likely to be very popular, and an early viewing is highly recommended.

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

Asking Price: £260,000

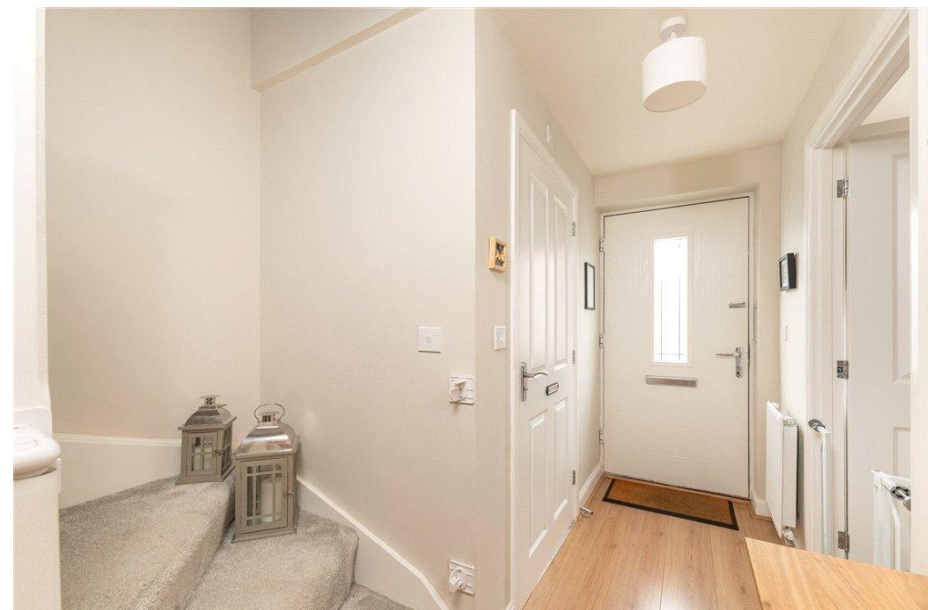
General Remarks

Ideally located just a short drive from Morley town centre this three-bedroom town house is beautifully presented and tastefully decorated throughout. Ideal for first-time buyers a viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - front entrance hall with guest WC and stairs rising to the first floor, front facing kitchen and a spacious living room which will easily accommodate a dining table and has French doors opening to the rear garden.

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

On the first floor there are three bedrooms, two doubles and a good-sized single that is currently used as an office. The spacious main bedroom is full width and has a built-in storage cupboard. The family bathroom is part-tiled and has a modern three-piece suite including bath



with shower over and shower screen. The landing provides access to a boarded loft which is complete with fitted light, retractable ladder, shelving and provides a useful additional storage space.

Externally, to the front of the property there are two parking space and an EV charging point. The rear garden is fully enclosed and arranged on split levels, both having an artificial lawn and both offering an ideal space for relaxing or enjoying a barbecue.

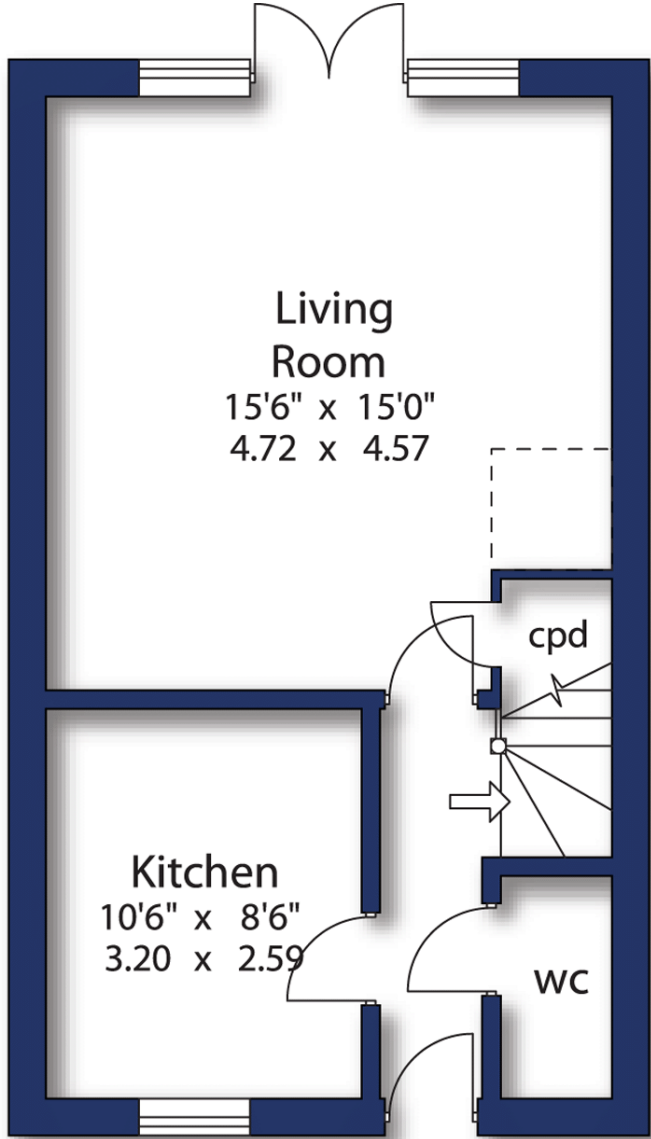
We understand that the property is still under NHBC guarantee..



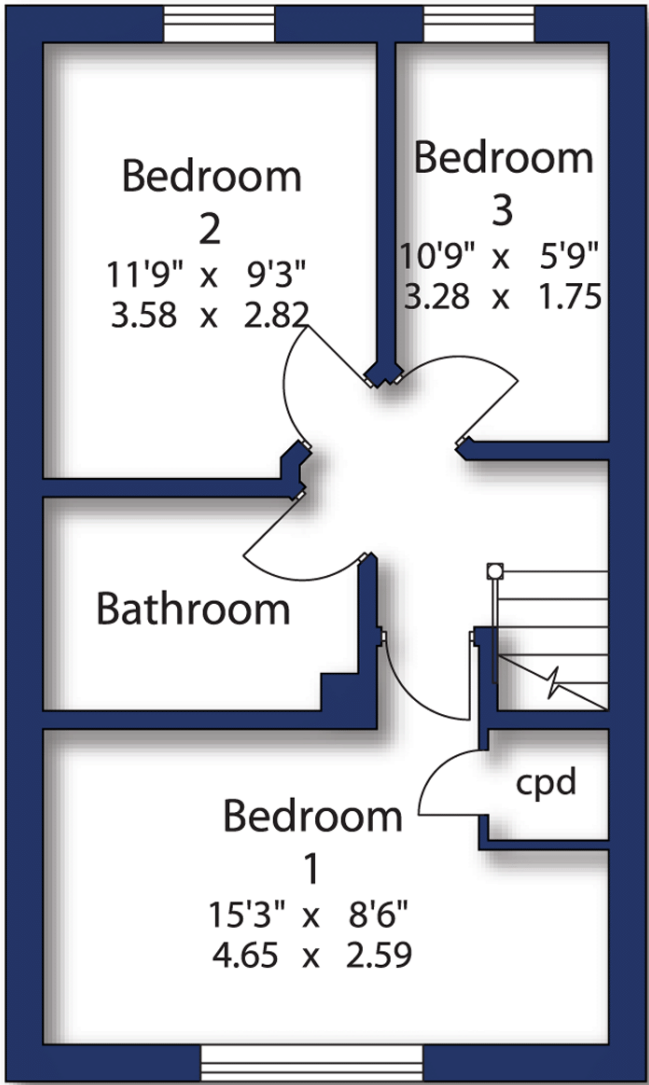




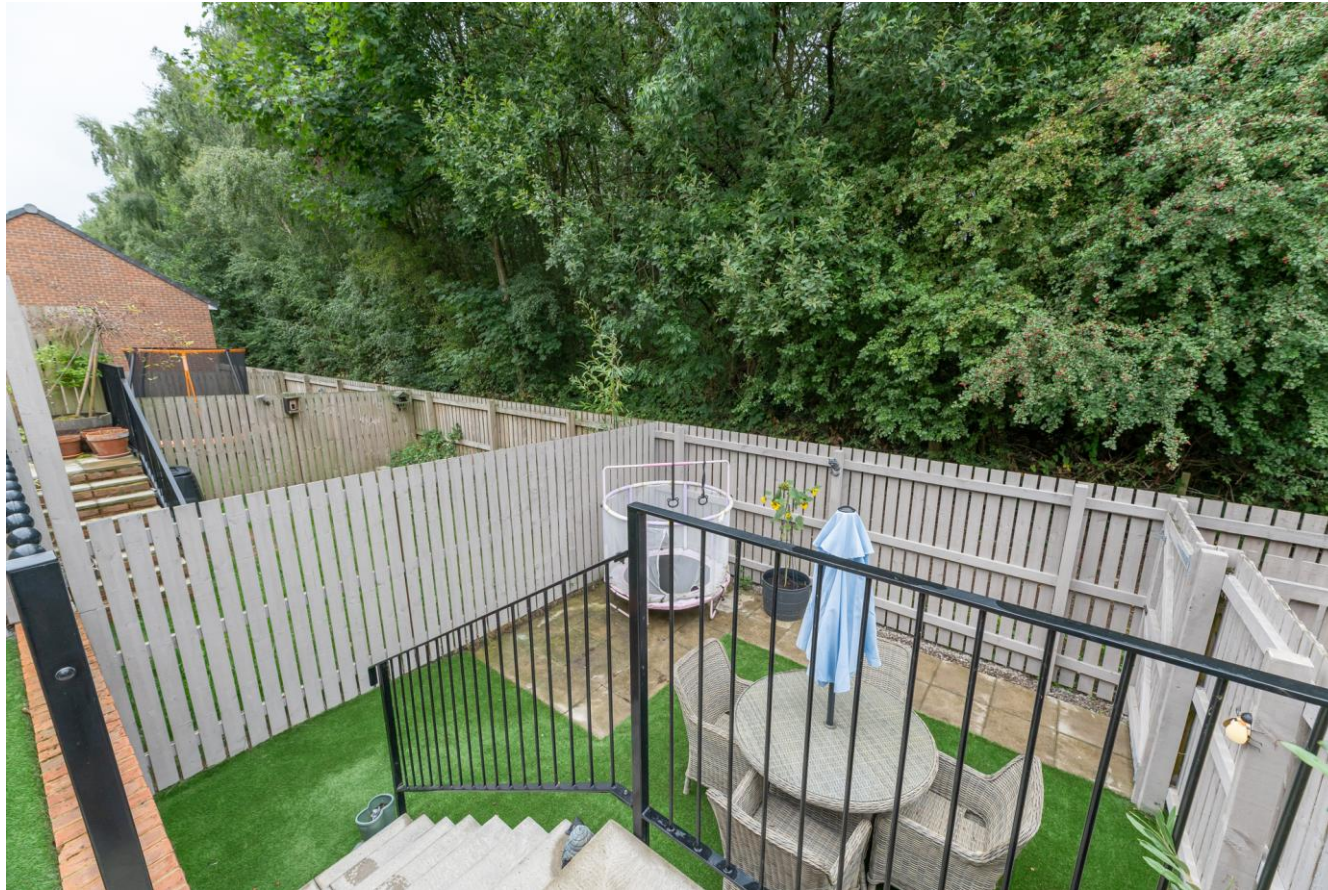
Floorplans



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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