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7 Wise Crescent, Morley, Leeds, LS27 7FQ

Offered for sale with NO ONWARD CHAIN, this four-bedroom detached family home is ideally situated in a highly popular residential area and offers spacious, versatile accommodation. Having two reception rooms and a spacious dining kitchen with separate utility room a viewing is essential to fully appreciate everything this property has to offer.

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dacres.co.uk

7 Wise Crescent, Morley, Leeds, West Yorkshire, LS27 7FQ

Asking Price: £450,000



General Remarks

Originally built in 2021 and still under NHBC guarantee, this detached family house enjoys a favourable position on the highly sought after Hampton Gardens (New Village Development) in Churwell. Having four bedrooms, two reception rooms and gardens to three sides it would make an ideal family home and an early viewing is highly recommended.

The ground floor accommodation comprises front entrance hall with cloaks cupboard, guest WC and stairs rising to the first floor, front facing study/office and a spacious living room which enjoys plenty of natural light, full length dining kitchen with French doors to the patio area and a separate utility room with plumbing for a washing machine and space for a tumble dryer.

The spacious dining kitchen will easily accommodate a family dining table, and the kitchen area has fitted wall and base units, ample worktop space and integrated appliances include gas hob, double oven and dishwasher.

On the first floor there are four double bedrooms, three of which have fitted wardrobes including the master bedroom which benefits from having an en-suite shower, WC and wash basin. The bathroom is part tiled and has a modern, four-piece suite comprising shower cubicle, bath, WC and wash basin. The landing has a built-in airing/linen cupboard with fitted shelves and provides access to the loft which offers a useful additional storage space.

Externally, there are lawned gardens to three sides, the main garden is fully enclosed and enjoys a high degree of privacy and is complete with a generous patio area which provides an ideal space for relaxing or enjoying a barbecue. Completing the outside space is a driveway which provides off-street parking leading to the detached garage which is complete with fitted light, power and EV charging point.





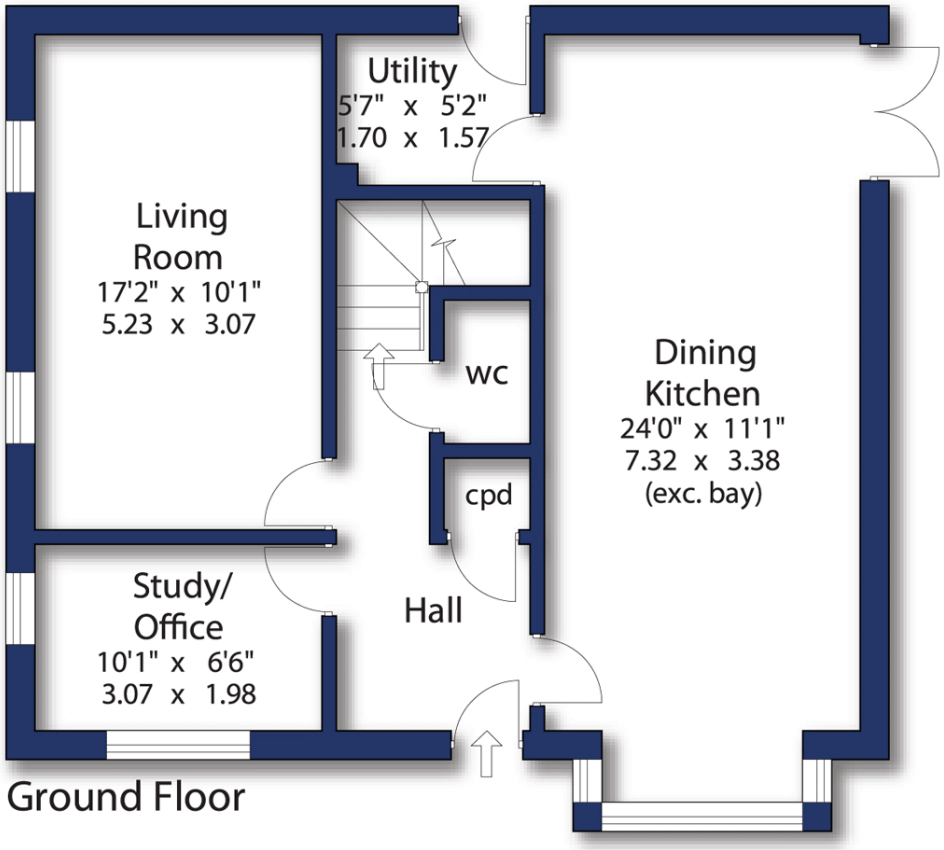




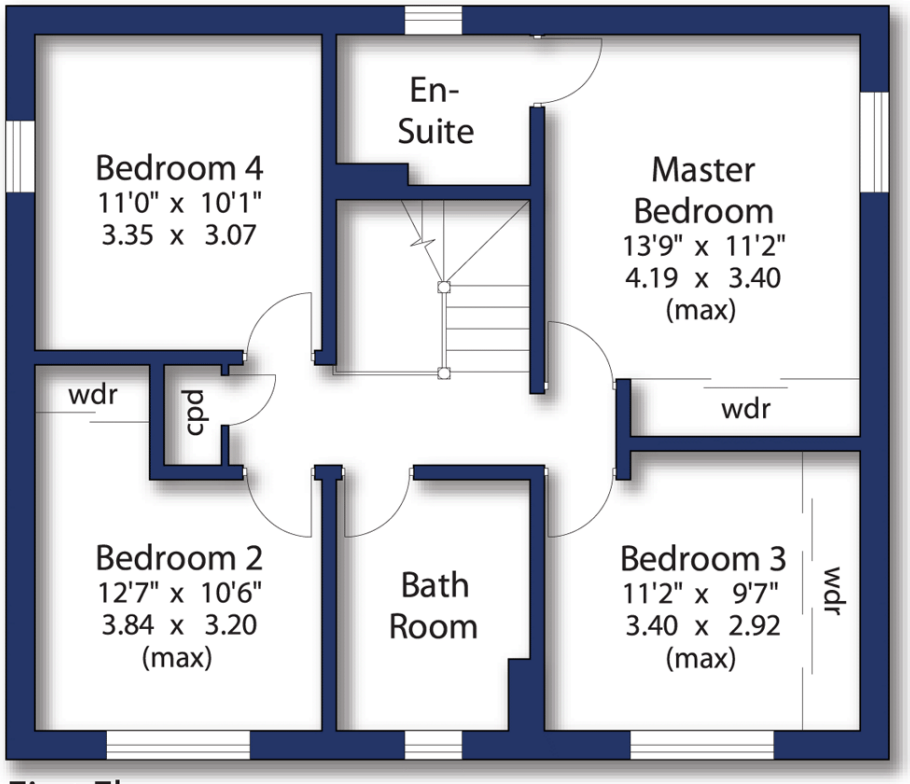




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

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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