



3 Beacon Lodge, Texas Street, Morley, Leeds, LS27 0HG

Set in a generous plot behind electric gates this unique, detached family home has over 4600 square feet of accommodation and is one of just three in an exclusive development ideally situated just a short distance from Morley town centre. Enjoying a high degree of privacy combined with excellent transport links and easy motorway access a viewing is essential to fully appreciate.

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3 Beacon Lodge, Texas Street, Morley, Leeds, West Yorkshire, LS27 0HG

Offers in the region of £975,000

General Remarks

An absolute 'hidden gem' of a property, tucked away in an exclusive development and enjoying a high degree of privacy. Offering spacious and highly versatile living accommodation it is certain to appeal to even the most discerning of buyers and an internal inspection is highly recommended.

The ground floor accommodation comprises; - four double bedrooms, three of which have private en-suite facilities, house bathroom, generous dining kitchen with bi-folding doors to the rear garden, utility room and a games room with bar area, WC, and bi-folding doors to the front.

The well-appointed kitchen has hi-quality integrated appliances including a full height fridge/freezer and coffee machine. The utility room has additional fitted units, a wine fridge and plumbing for a washing machine with ample space for a tumble dryer.



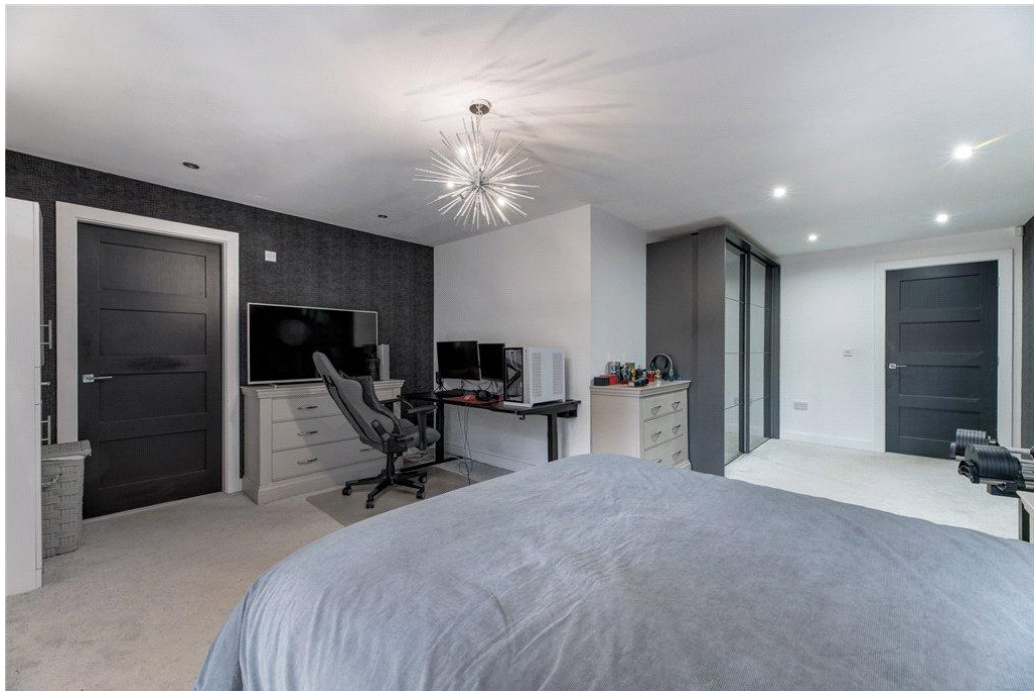
The impressive master suite dominates the first floor, having twin banks of fitted wardrobes to the dressing area, an en-suite wet room with underfloor heating and ample space to accommodate any additional furniture. Adjacent to the master suite is a full-length storage space which offers potential for further development.

Externally, to the front of the property there is a lawned garden, ample parking and a detached double garage with fitted light, power and electric door. The larger rear garden enjoys a high degree of privacy and is completed by a generous patio which provides an ideal space for relaxing, entertaining and alfresco dining. The hot tub is available by separate negotiation.

The property has an A-rated EPC and benefits from a large bank of 30 solar panels and battery storage which are owned outright and fitted in 2021. For full details of these including the specification of the battery storage please ask the agent.

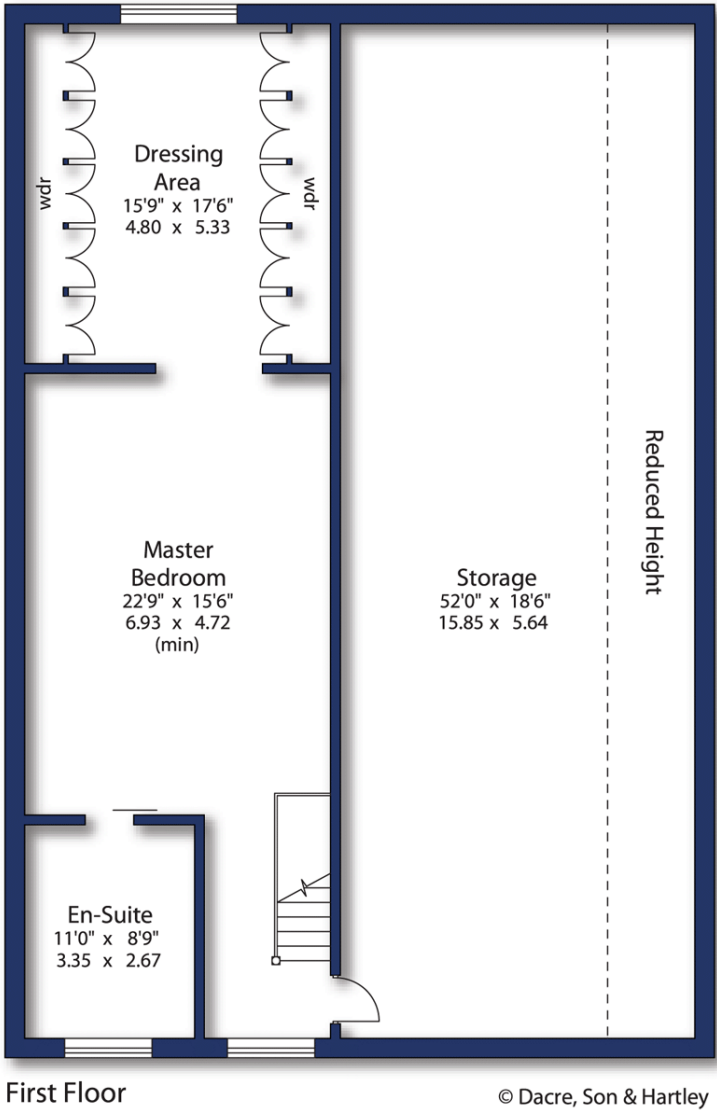
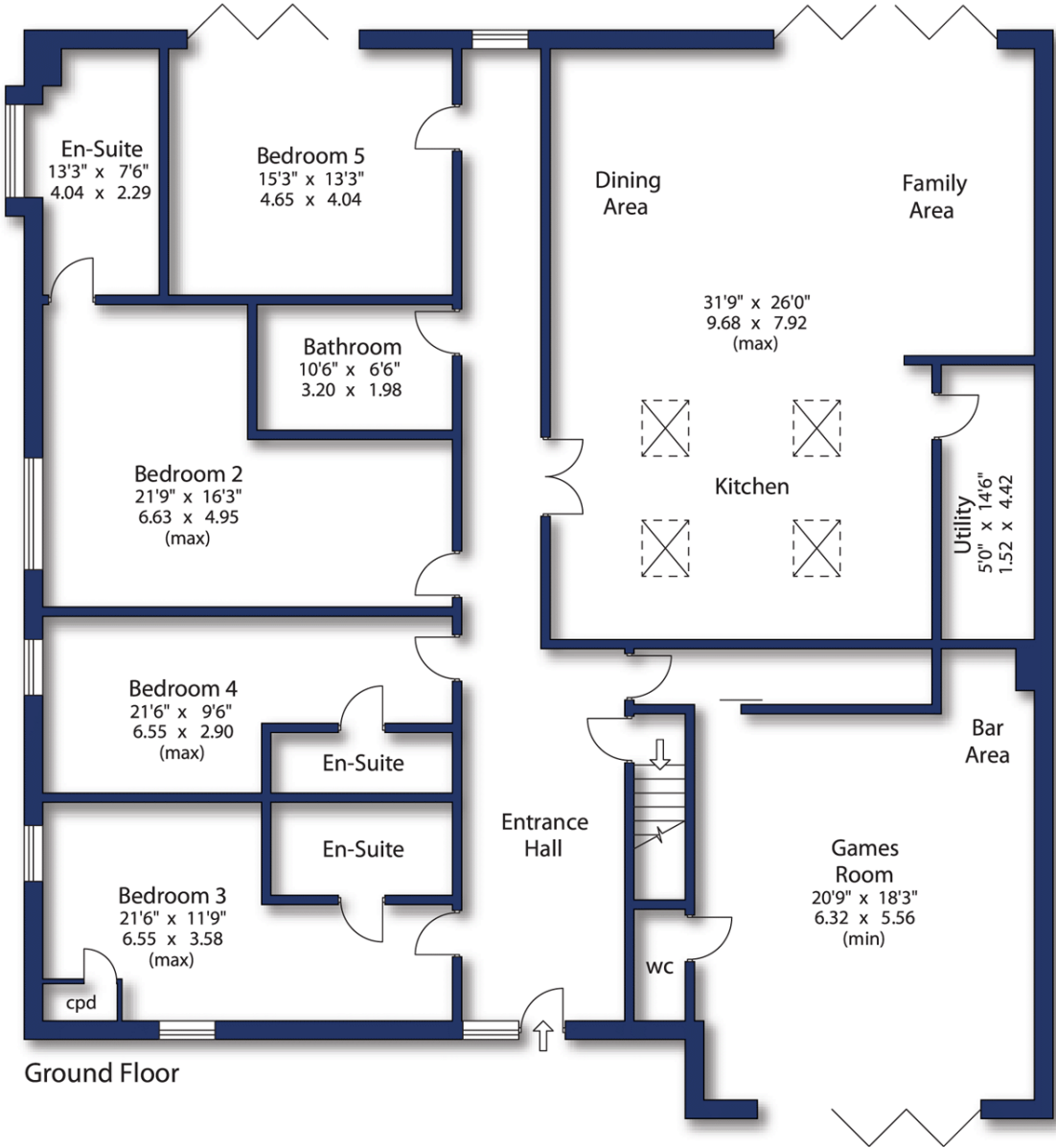






Floorplans

Approx Gross Floor Area = 4665 Sq. Feet
= 433.4 Sq. Metres





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F

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

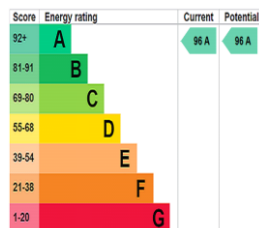
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ARRANGE A VIEWING



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

