



9 California Mews, Morley, Leeds, LS27 8LR

An impressive, detached property set in a generous plot and enjoying a high degree of privacy. Offering spacious, versatile living accommodation it is tastefully decorated and beautifully presented throughout, and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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9 California Mews, Morley, Leeds, West Yorkshire, LS27 8LR

Offers Over: £599,995

General Remarks

An extended, detached property significantly improved by the current owners it really is a 'hidden gem', enjoying a set-back position in a highly popular residential area just a short distance from Morley town centre.

Entered through a central hallway the upper floor comprises; -family bathroom with free-standing bath, shower cubicle, WC and wash basin, utility room, office/study and an extended dining kitchen with bi-folding doors to the garden.

The well-appointed kitchen has fitted wall and base units, plenty of worktop space, integrated appliances include – fridge, freezer, second freezer, second full height fridge, oven/grill, second oven and a centre island with induction hob. The utility room has fitted units, sink, plumbing for a washing machine and space for a tumble dryer.



On the lower level there are three bedrooms including the generous master which has fitted wardrobes, French doors to the garden and an en-suite comprising double walk-in shower, WC and wash basin. Completing the accommodation on this level is the living room which could equally be a fourth bedroom if desired.

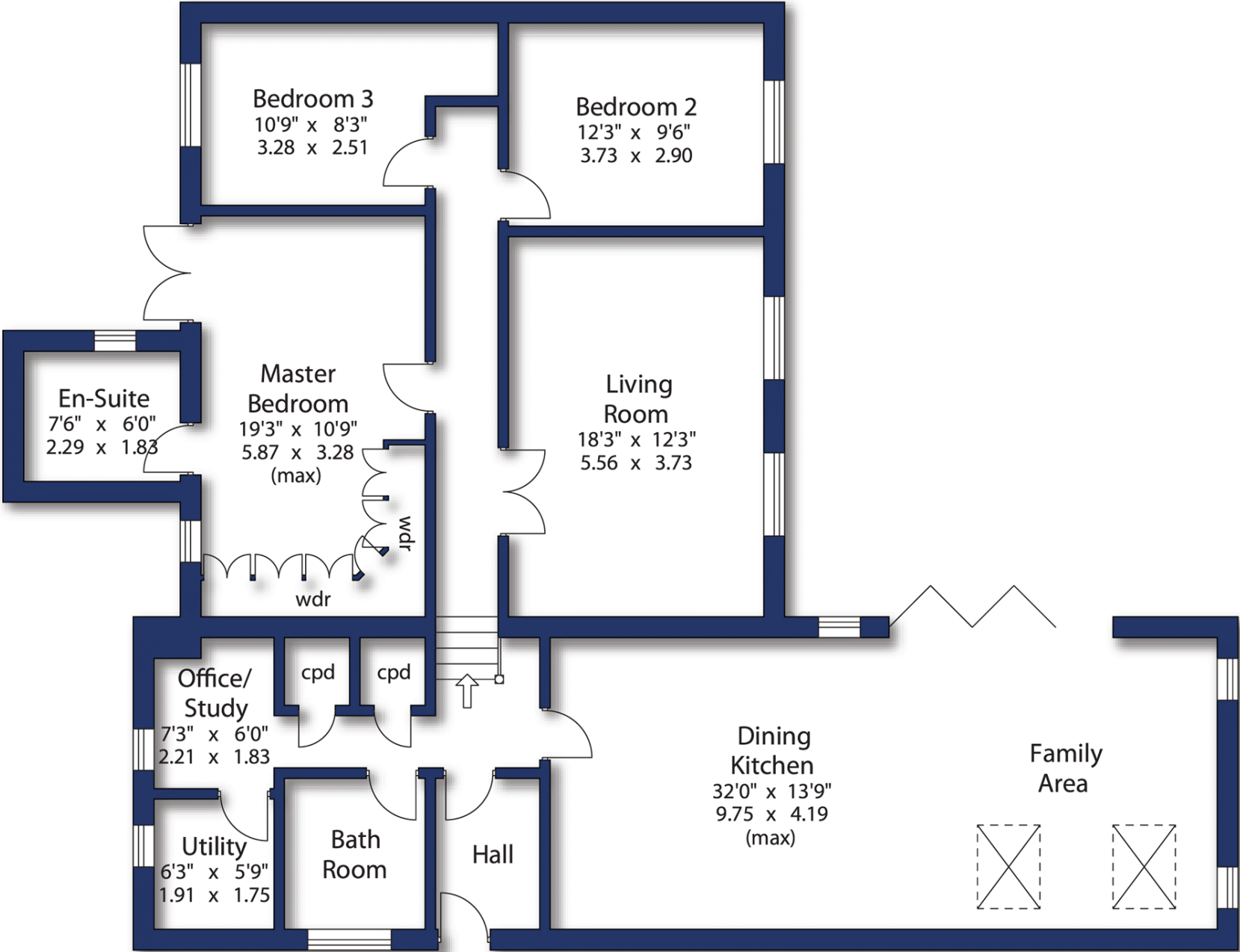
The property is set in a generous plot of well-maintained gardens which enjoy a high degree of privacy and incorporates a decked area, upper and lower patios and a lawned garden with borders well stocked with established plants and bushes. The double garage has fitted light and power with ample parking to the front.







Floorplans





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

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