DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



27 Heath Rise, Leeds, West Yorkshire, LS11 8UH

A deceptively spacious semi-detached house set in a generous plot that is believed to be the largest in the street. Having been extended to the rear and side with accommodation arranged over three floors it would make an ideal family home, and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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

27 Heath Rise, Leeds, West Yorkshire, LS11 8UH



General Remarks

Ideally situated at the head of a cul-de-sac in a popular residential area, this three-bedroom semi-detached house has been extended and offers highly flexible accommodation arranged over three floors and a fabulous outdoor space. Benefitting from off-street parking it is certain to appeal to a wide variety of buyers and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, spacious living room with an open plan dining area having double doors opening to the sunroom which has bi-folding doors opening to the rear garden, extended kitchen and a shower room/WC.

The kitchen has fitted wall and base units, ample worktop space, integrated hob, oven, microwave and an American style fridge freezer.

On the first floor there are three bedrooms, the main bedroom overlooks the rear garden and benefits from having fitted storage. The modern family bathroom has a three-piece suite including bath with shower over, shower screen, WC and wash basin.

The second floor is accessed via a spiral staircase and is complete with fitted light, power and skylight making it suitable for a variety of different uses including occasional bedroom, office, hobby room etc.

Externally, to the front of the property there is a low maintenance garden, laid to blue slate and the side driveway provides ample off-street parking leading to the garage which is complete with fitted light and power. The fully enclosed rear garden is of generous proportions having a raised lawn with borders well stocked with established plants and bushes and a large wrap-around patio area which is an ideal space for entertaining, relaxing or enjoying a barbecue.




YORKSHIRE LASS

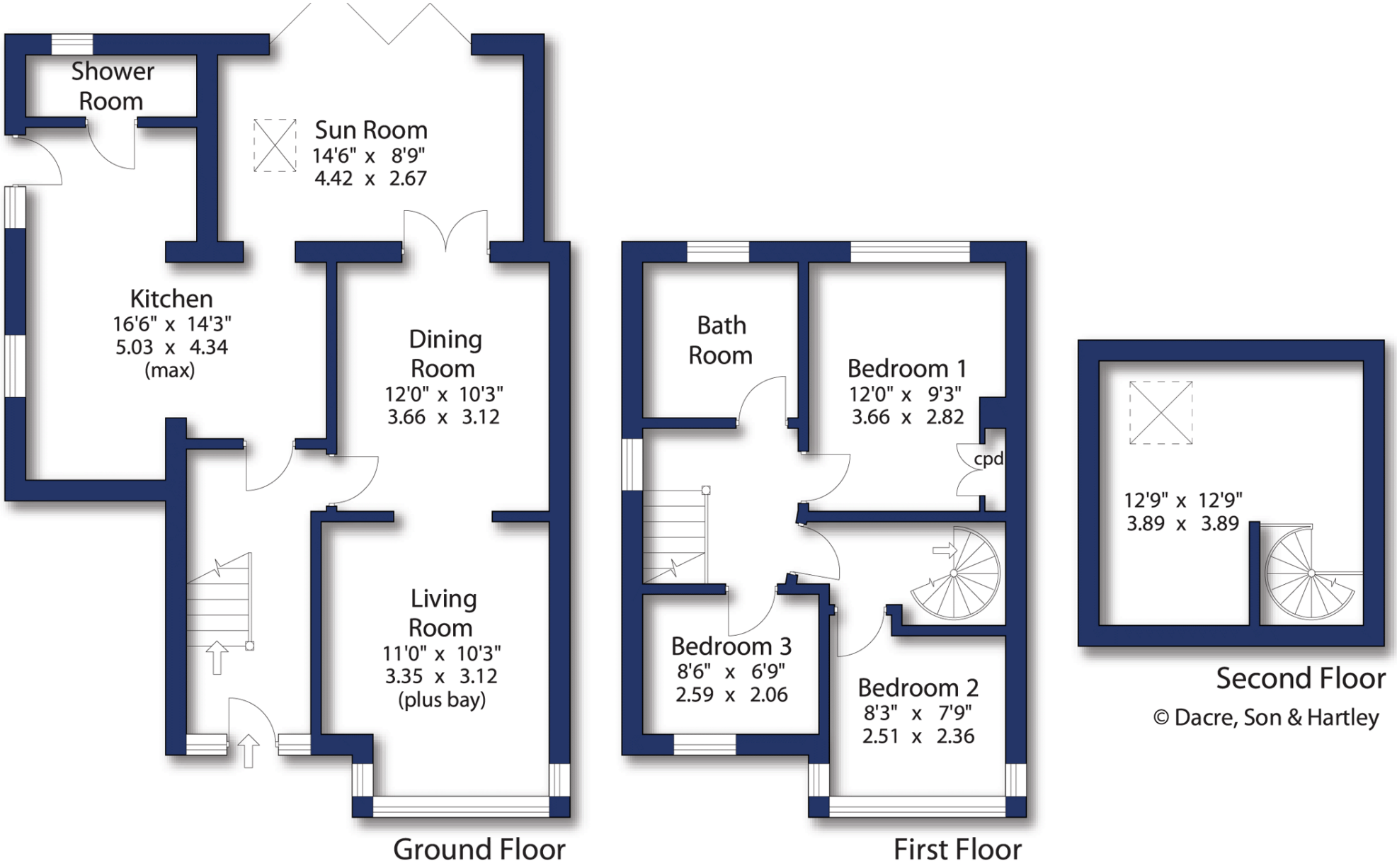








Floorplans



© Dacre, Son & Hartley



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.
Dacres Ref: MOR240043

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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

