DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY

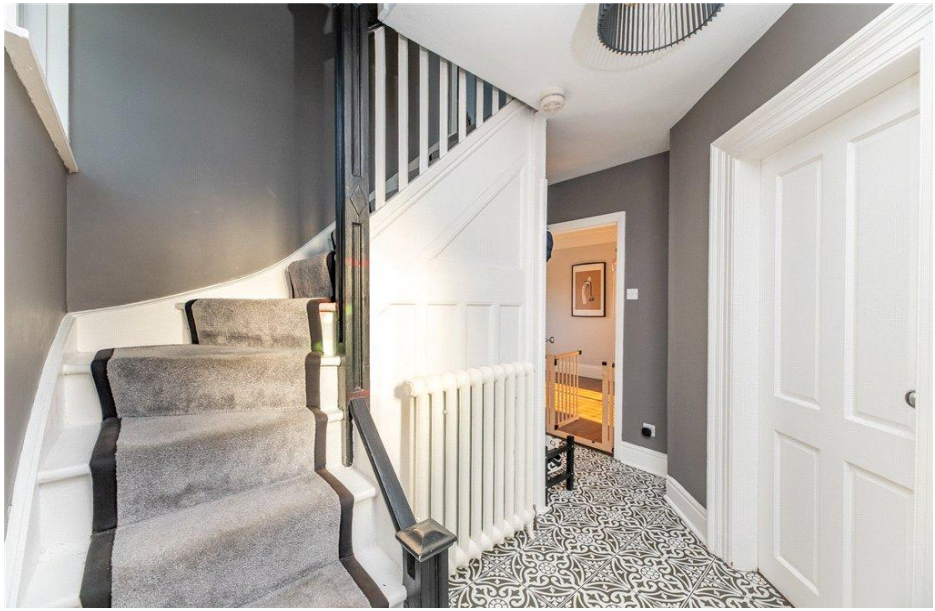
40 Worrall Street, Morley, Leeds, LS27 0PQ

A deceptively spacious four-bedroom semi-detached house ideally situated in a highly sought after residential area. Having accommodation arranged over three floors plus a cellar it offers a high degree of flexibility, and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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

40 Worrall Street, Morley, Leeds, West Yorkshire, LS27 0PQ

Asking Price: £380,000



General Remarks

Located just a short walk from Dartmouth Park this semi-detached property would make an ideal family home, having four double bedrooms, two bathrooms and a large dining kitchen. Offering spacious and versatile living accommodation 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 and stairs descending to the cellar, spacious living room which overlooks the front garden and enjoys plenty of natural light through the feature bay window, generous dining kitchen and a conservatory.

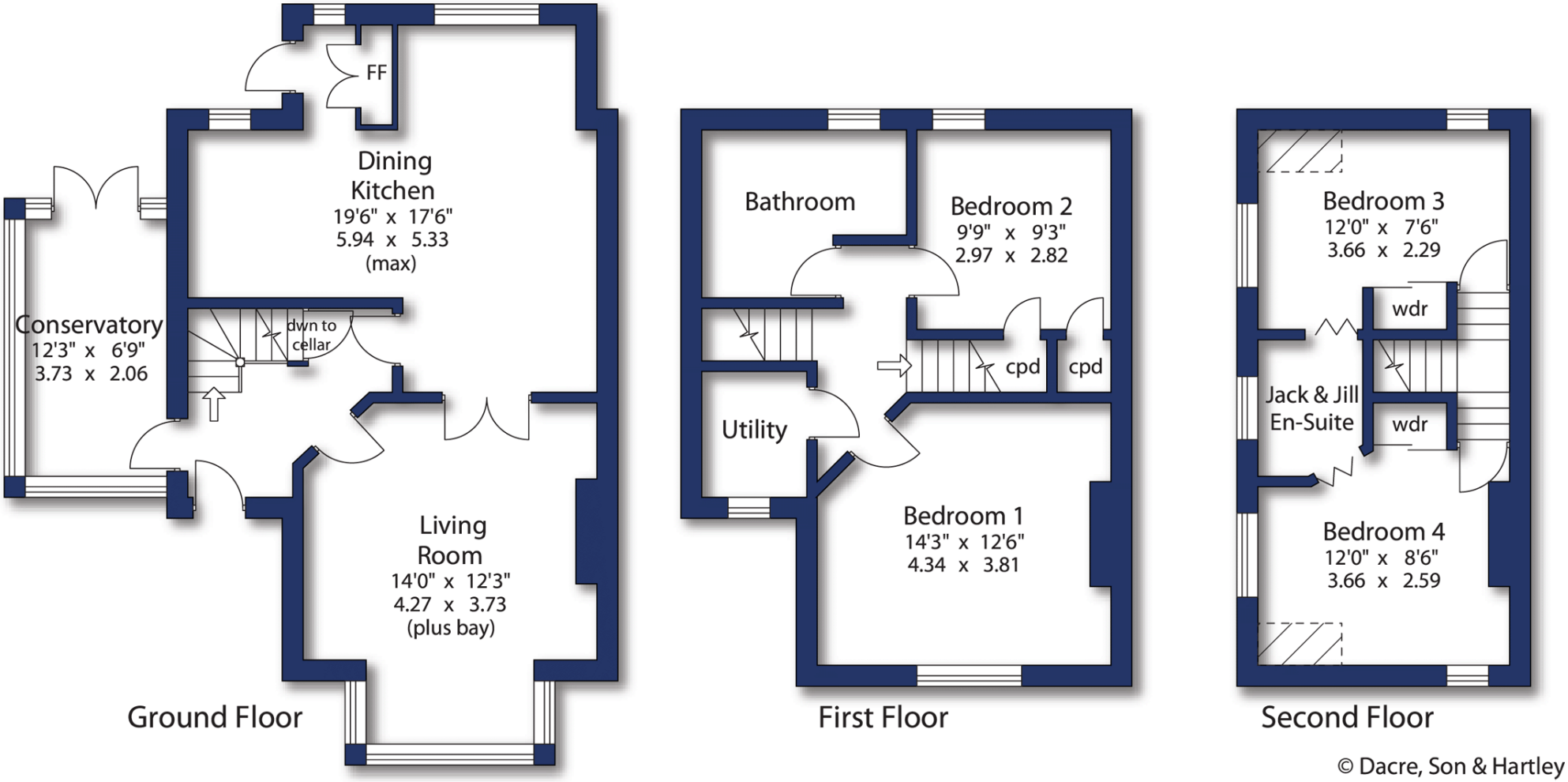
The kitchen has fitted wall and base units, plenty of worktop space and integrated appliances include – hob, double oven, fridge, freezer and dishwasher

The first floor has two double bedrooms, a utility room with plumbing for a washing machine and space for a tumble dryer, the house bathroom is of generous proportions and has a four-piece suite including shower cubicle and a rolltop bath with centre taps and shower attachment.

On the second floor there are two double bedrooms, both having built in wardrobes and both having access to the Jack & Jill bathroom which has a three-piece suite comprising; - bath with electric shower over, WC and wash basin.

Externally, the front garden is an artificial lawn with off-street parking to the side. The larger rear garden also has an artificial lawn and a patio area which provides the ideal space for relaxing or enjoying a barbecue.

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: MOR260220

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