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31 Owl Ridge, Morley, Leeds, LS27 8UW

Ideally situated in a cul-de-sac on the highly popular 'Bird Estate', this semi-detached house has been extended and offers spacious living accommodation over both floors. Having two good sized bedrooms, front and rear gardens, off-street parking and a garage it would make an ideal family home and an early viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
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dacres.co.uk

31 Owl Ridge, Morley, Leeds, West Yorkshire, LS27 8UW

Offers Over: £250,000



General Remarks

This extended two-bedroom semi-detached house is situated in a quiet cul-de-sac in a highly sought after residential area. Enjoying excellent transport links and easy access to the motorway network a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - front entrance porch opening to a spacious living room with an open plan staircase to the first floor, extended dining kitchen with French doors opening to the rear garden.

The well-appointed kitchen has fitted wall and base units, ample worktop space, integrated appliances include- induction hob, oven, fridge, freezer, dishwasher and washing machine.

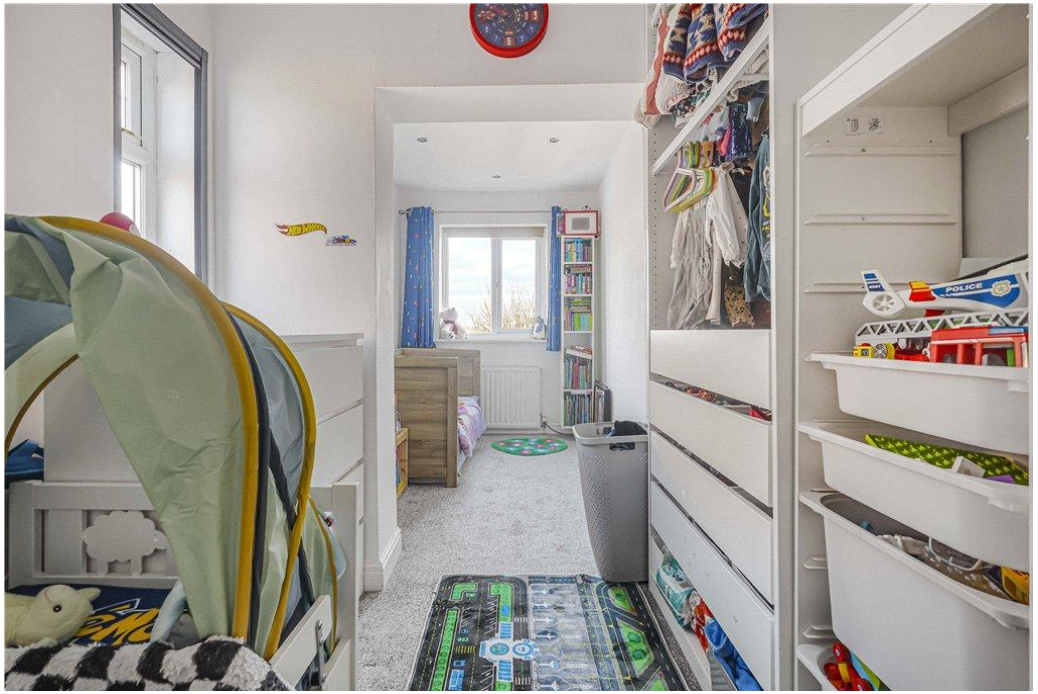
On the first floor there are two double bedrooms, the main bedroom is front facing and benefits from having fitted wardrobes, the second bedroom has been extended, and has a built-in storage cupboard. The loft is accessed from the second bedroom having fitted lighting it provides a useful additional storage space. The house bathroom has a modern white three-piece suite comprising; - bath with shower over, shower screen, WC and wash basin.

Externally, to the front of the property there is a lawned garden with the side driveway providing ample off-street parking leading to the single garage which has fitted light and power. The fully enclosed rear garden is laid to lawn with a patio area providing the perfect space for relaxing or enjoying a barbecue.

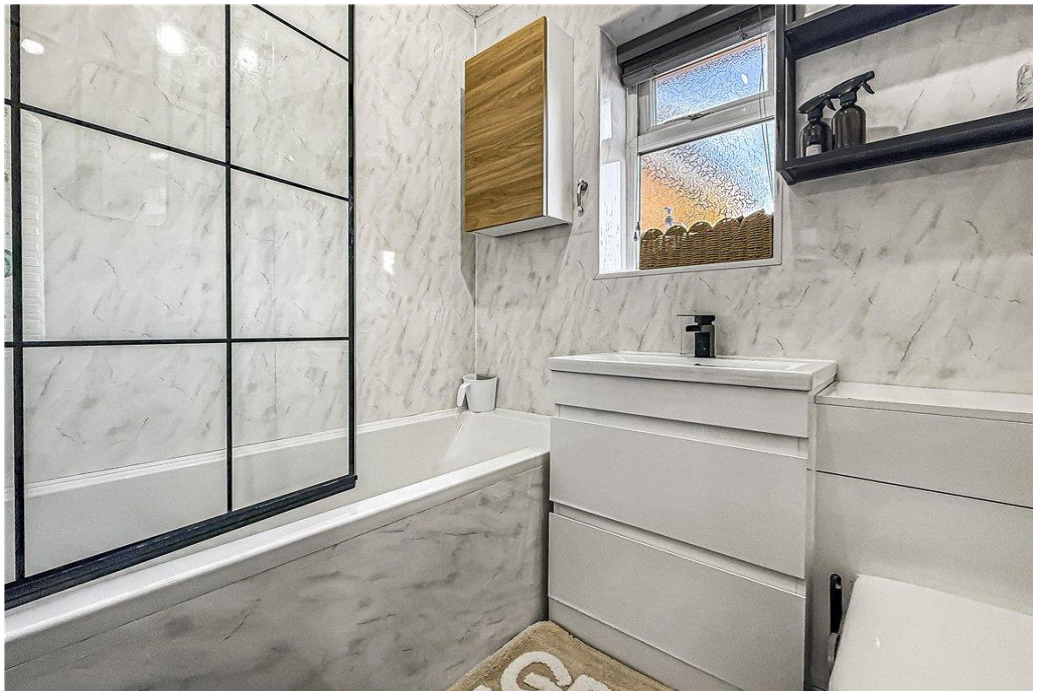




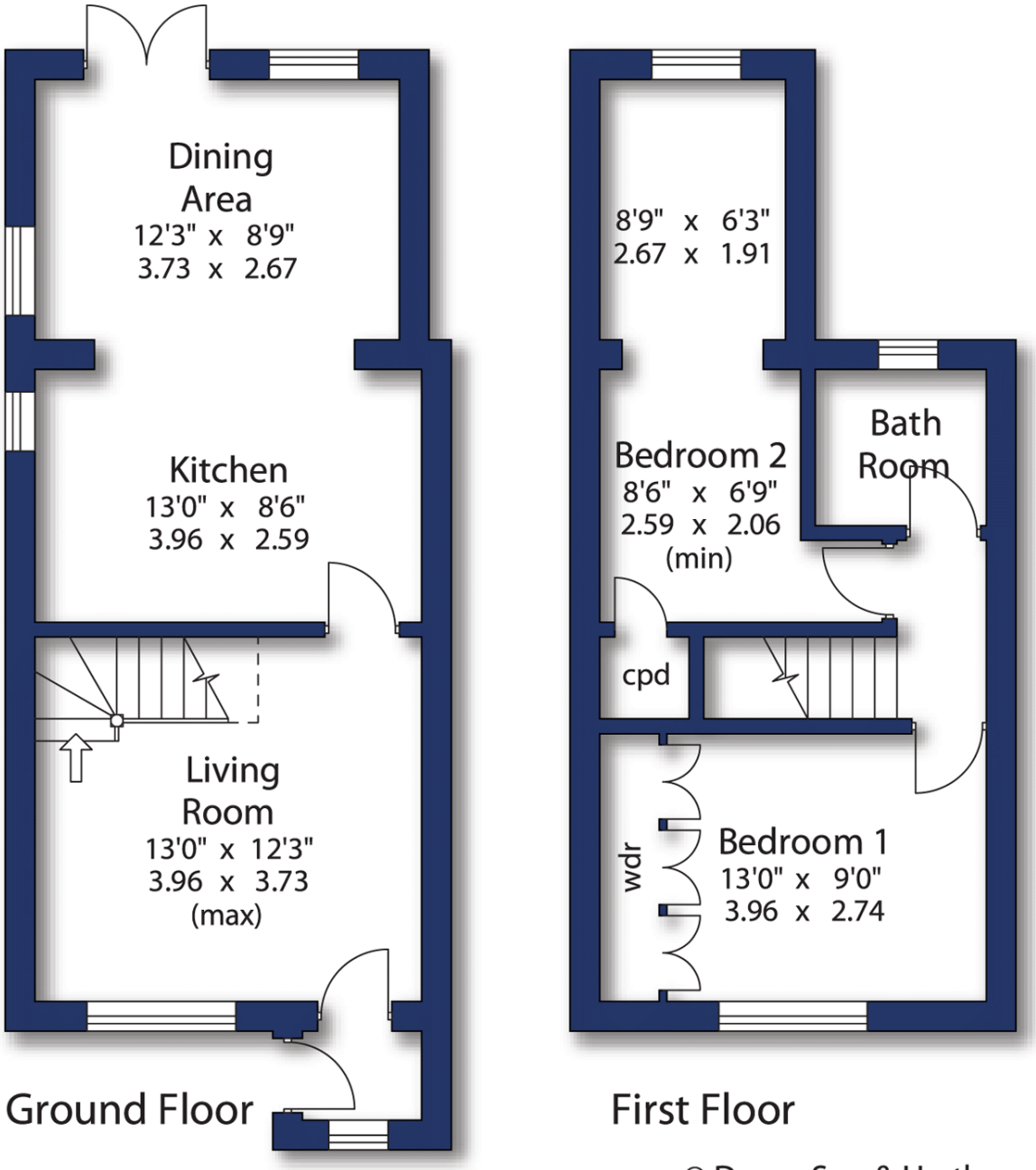

Lapland


POLICE





Floorplans



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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

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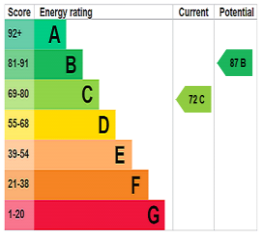

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ARRANGE A VIEWING

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

