Dacre, Son & Hartley

20 Yorkshire Offices

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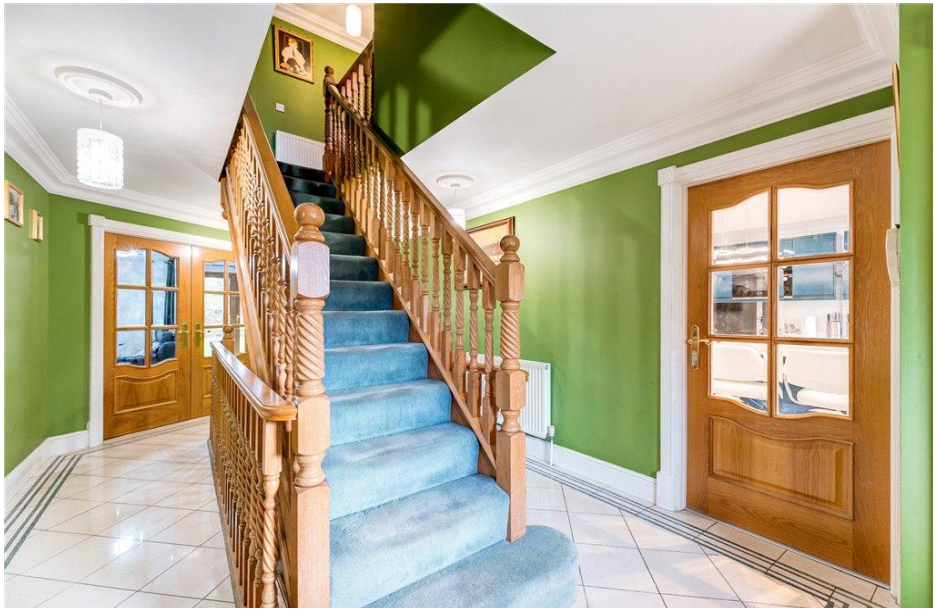


The Willows, Rooms Lane, Morley, Leeds, LS27 9PA

An impressive, detached family home on an exclusive development with a private gated driveway and double garage. Having three reception rooms, four bedrooms, three en-suites and an indoor swimming pool it is beautifully presented throughout and would make a fabulous family home - an internal inspection is highly recommended.

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dacres.co.uk

The Willows, Rooms Lane, Morley, Leeds, West Yorkshire, LS27 9PA



General Remarks

A fabulous opportunity to purchase a most impressive family home delightfully situated in one of the most respected and sought-after areas of Morley. Offering spacious accommodation arranged over three floors including a fabulous leisure suite to the lower ground floor a viewing is essential to fully appreciate everything this magnificent property has to offer.

The ground floor accommodation comprises; - spacious entrance hall, three reception rooms including an office which could equally be used as a fifth bedroom, guest WC and a large breakfast kitchen that was installed towards the end of 2024.

The well-appointed kitchen has a good number of fitted units, quartz worktops and a centre island. Integrated appliances include; - dishwasher, microwave and a rangemaster cooker. Included with the sale are the washing machine, tumble dryer and fridge freezer.

The lower ground floor offers a high degree of flexibility, currently used as a games room with separate swimming pool. Completing this fabulous space is a shower room with WC and wash basin

To the first floor there are four double bedrooms, three of which have en-suite facilities including the spacious master bedroom which benefits from having a walk-in wardrobe. The family bathroom is a Jack and Jill to the third bedroom and has a four-piece suite comprising; - spa bath, shower, WC and wash basin.

Externally, the property sits in a generous plot behind electric gates, the Indian stone patio perfectly complements the landscaped gardens and provides the perfect space for entertaining, relaxing and al-fresco dining. To the side of the property there is a double garage which has fitted light, power, EV charging point and electric up and over door.

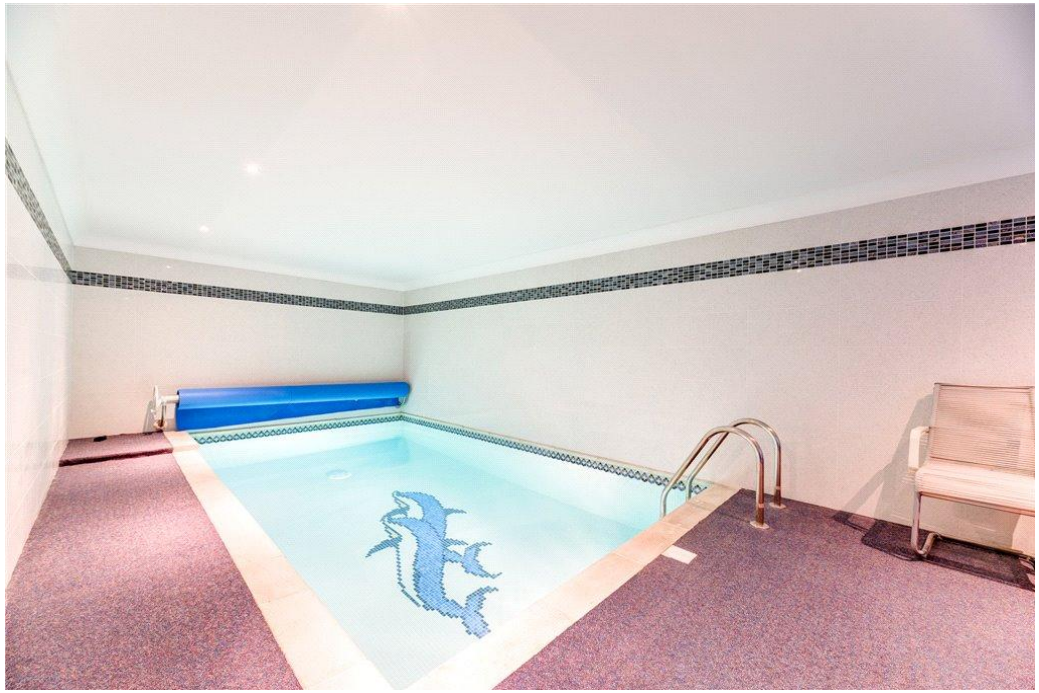
Rooms Lane is situated just a short distance of Morley town centre and just some five miles or so from the commercial centre of Leeds. Morley has a variety of shops and social amenities and also has its own train station with regular commuter links into Leeds and Wakefield. The M62 motorway connecting Leeds and Manchester is readily accessible.













Floorplans



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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band G

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

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

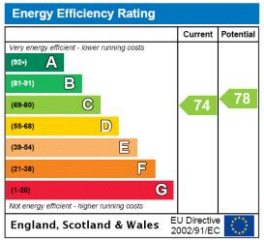
Agent's notes

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

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