



4 New Village Walk, Churwell, Morley, LS27 7FG

Enjoying a private position with open views to the front, this impressive detached property would make an ideal family home. Having five bedrooms and a spacious dining kitchen it is beautifully presented and tastefully decorated throughout and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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Offers Over: £400,000

General Remarks

Ideally situated on the highly popular New Village development in Churwell, this five-bedroom detached property offers highly flexible and spacious living accommodation. The property is certain to appeal to a wide variety of potential purchasers and an early viewing is highly recommended.

The ground floor accommodation comprises; - entrance hall with stairs to the first floor and a useful under-stairs cupboard, front facing living room, spacious dining kitchen, utility room and a guest WC.

The well-appointed kitchen has a good number of fitted wall and base units, ample worktop space, integrated appliances include; - hob, electric oven, dishwasher fridge and freezer. The separate utility room has plumbing for an automatic washing machine and space for a tumble dryer.



On the first floor there are five bedrooms, the master bedroom enjoys far reaching views towards Leeds city centre and benefits from having an en-suite shower, WC and wash basin, the fifth bedroom is currently used as an office and is ideal for anyone working from home. The family bathroom has a modern three-piece suite including bath with shower over and shower screen. The landing provides access to a part boarded loft which offers a useful additional storage space and is complete with fitted light and retractable ladder.

Externally, the fully enclosed rear garden is laid to lawn making it the perfect area for children to play or adults to enjoy a barbecue. To the front of the property there is a low maintenance garden with an attractive blue slate covering and ample parking leading to the single garage which has fitted light and power.

The property is subject to an annual charge of approx. £300 to cover the cost of the maintenance of the communal areas.



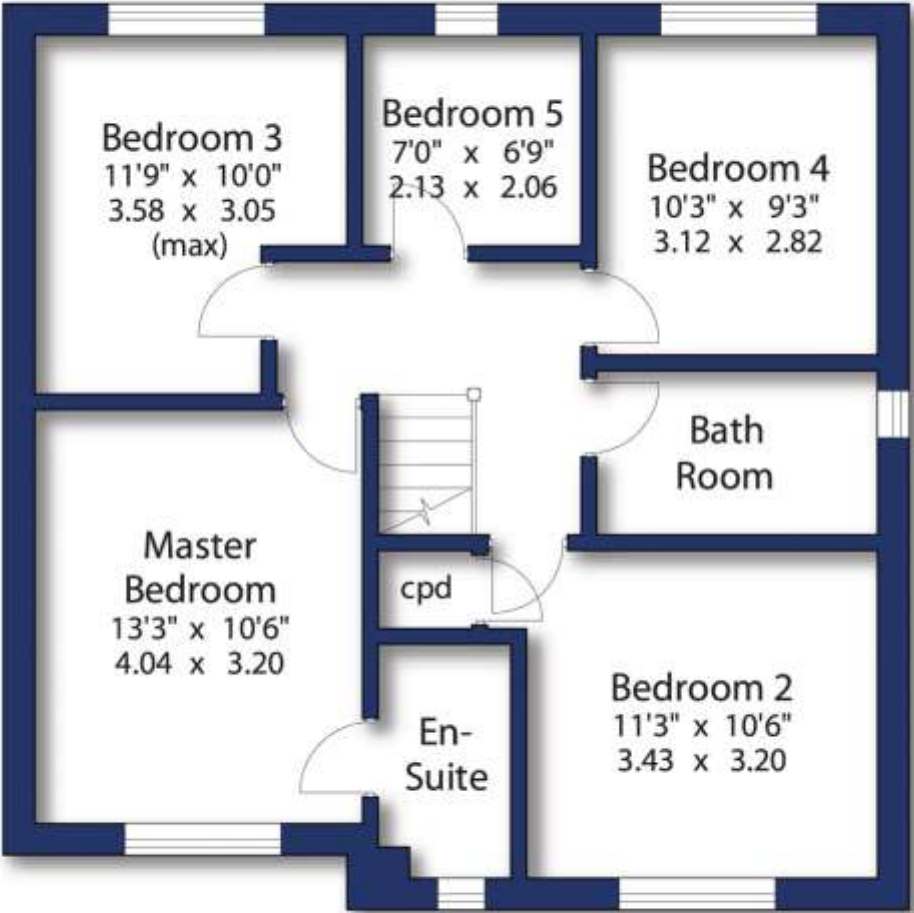




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band 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

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

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