



28 TOPCLIFFE MEWS, MORLEY, LEEDS, WEST YORKSHIRE LS27 8UL

GUIDE PRICE £265,000



PERFECT FOR FAMILIES!

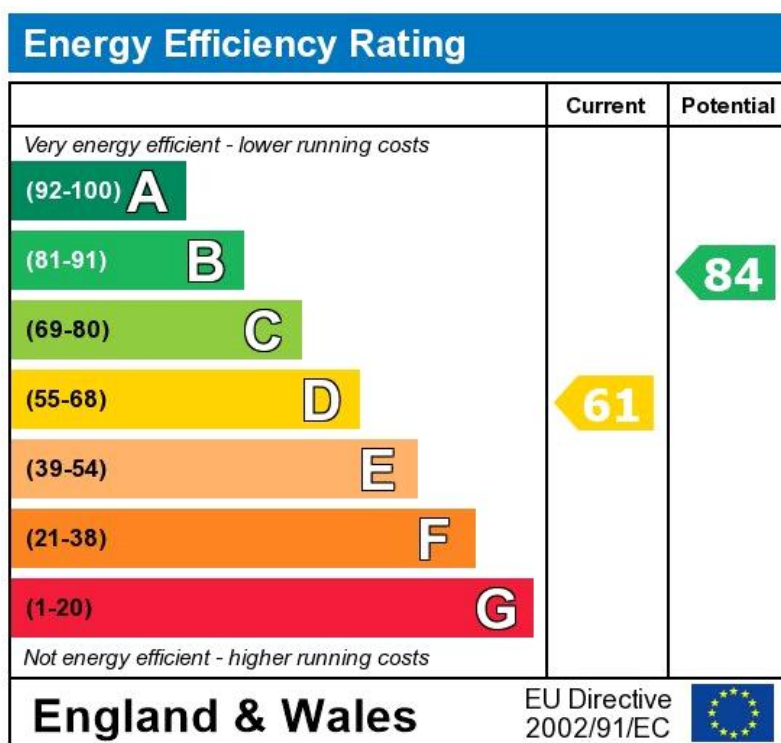
PROPERTY REFERENCE CODE: RS3481

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****GUIDE PRICE £265,000 - £275,000****

DPSH PRESENTS THIS CHAIN-FREE, BEAUTIFULLY PRESENTED DETACHED FAMILY HOME SITUATED AT THE END OF A CUL-DE-SAC IN A VERY POPULAR ESTATE IN MORLEY! FEATURING A MODERN DINING KITCHEN AND BATHROOM, A LARGE GARDENS, AND A GARAGE, WITH COMMUTER LINKS.

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED FAMILY HOME
- MODERN KITCHEN & BATHROOM
- 3 SPACIOUS BEDROOMS
- DETACHED GARAGE
- GREAT LOCAL PRIMARY AND SECONDARY SCHOOLS
- EXCELLENT COMMUTER LINKS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

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Situated in Morley, this home is ideally located for the commuter. With extremely easy access to both the M1 and M62, you are never far from where you need to be! Also nearby is a wealth of local amenities including great primary and secondary schools and for all your shopping needs, the white rose shopping centre is just a couple of minutes' drive away!

The ground floor comprises an entrance hall with space for coats and shoes and an ascending staircase with a door leading into the spacious family lounge situated to the front of the home offering ample space for associated furniture with a large front aspect window and feature fireplace. To the rear, a door opens into the dining kitchen, spanning the width of the house with a large rear aspect window and door. The kitchen is modern and fully fitted with a range of base and wall units with complementing countertops, a breakfast bar and integrated appliances throughout. The dining area overlooks the back garden and is large enough to accommodate a large dining table and chairs.

Moving upstairs, the landing has doors allowing access to three well-proportioned bedrooms, two of which are generous doubles and all have ample floor space for associated furniture. The house bathroom completes the first floor and is a fully fitted three-piece suite comprising a bath with shower over, hand basin and WC with a low-level flush.

Outside the quality continues with a fully enclosed garden mainly laid to lawn with access along either side of the house into the rear garden. The rear garden is large and fully enclosed with a well-proportioned patio and a large external garage with power offering space with a range of potential uses. Parking is available in the cut-de-sac or in the garage.

For the layout please see the floor plans.

Call to arrange your viewing today!

Council Tax Band: C

Tenure: Freehold











TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.