



**Alden Fold, Morley Leeds LS27 0SQ**

**welcome to**

## **Alden Fold, Morley Leeds**

NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM, DINING ROOM, CONSERVATORY, HOUSE BATHROOM, ENCLOSED LAWNED GARDEN, DRIVEWAY to the side. Close proximity to Morley Town Centre and GOOD ACCESS to MOTORWAY LINKS and GOOD SCHOOLS.

### **Entrance Porch**

Composite door, uPVC double glazed window to the side, gas central heating radiator.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Living Room**

uPVC double glazed window to the front, gas central heating radiator, gas fire (currently disconnected), stairs leading to the first floor landing and open access into the dining room.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven, gas hob, integrated fridge freezer, space for a dishwasher, fully tiled walls to all visible areas, storage cupboard, Composite door to the side, window to the rear.

### **Dining Room**

uPVC double glazed French doors leading into the conservatory, gas central heating radiator, open access into the living room.

### **Conservatory**

uPVC double glazed windows to all sides, wooden floor, solid tiled roof, uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

uPVC double glazed window to the side, loft access. Access to all bedrooms and the house bathroom.

### **Bedroom One**

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

### **Bedroom Two**

uPVC double glazed window to the rear, fitted wardrobes, gas central heating radiator.

### **Bedroom Three**

uPVC double glazed window to the front, gas central heating radiator, single wardrobe.

### **House Bathroom**

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

### **Exterior**

Lawned area to the front, driveway to the side with gated access leading to the enclosed lawned rear garden with paved area and having fence boundaries.





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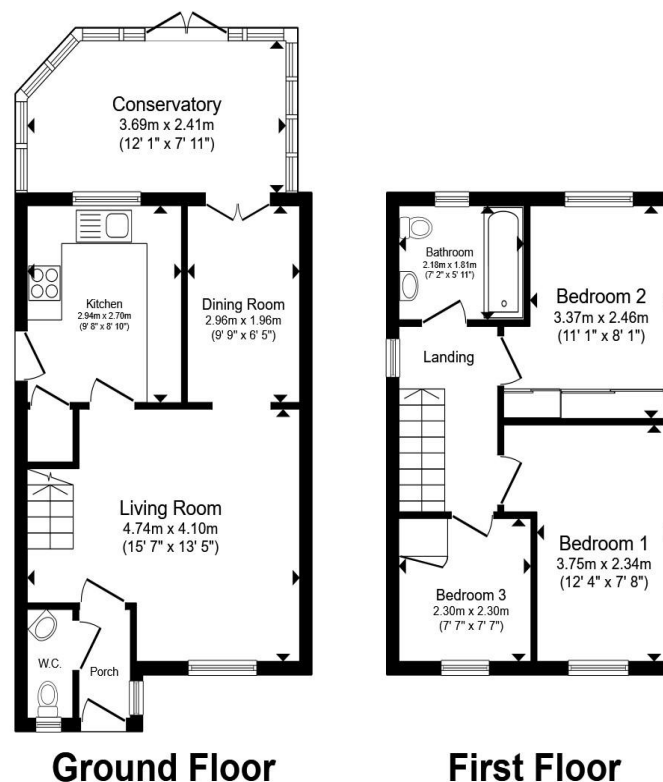
- Three bedroom semi detached
- No onward chain
- Conservatory & Downstairs WC
- Two reception rooms
- Enclosed lawned garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£260,000**



Total floor area 79.5 m<sup>2</sup> (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY112012 - 0005

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