



Morwick Grove, Scholes Leeds LS15 4DS

welcome to

Morwick Grove, Scholes Leeds

This INCREDIBLE semi detached home is BEAUTIFULLY PRESENTED throughout, and is READY TO MOVE IN TO! Having THREE BEDROOMS, plenty of storage, FANTASTIC GARDENS, plus a driveway, GARAGE and an ADDITIONAL OUTBUILDING/OFFICE this is not to be missed!



Ground Floor

Entrance Hall

Having the entrance door to the front aspect, and a double glazed window also to the front. Useful under stair storage cupboard, gas central heating radiator, and stairs to the first floor landing.

Bedroom Three

With a window to the front, and a gas central heating radiator.

Lounge

Having a double glazed window to the rear and a door also to the rear. Laminate flooring, a fire place with an electric fire, and a gas central heating radiator.

House Bathroom

Comprising of a three piece bathroom suite which includes a Whirlpool bath mixer tap and a shower attachment, a wash hand basin, and the w.c. Also includes a heated towel rail, an extractor fan, and a double glazed window to the rear.

First Floor

Bedroom One

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, gas central heating radiator, and access to a storage room.

W.C

Having a low level flush w.c, and a wash hand basin.

Exterior

Externally the property has a gravel garden to the front with a low wall boundary and some mature plants and shrubbery, plus a driveway extending to the side, giving access to the detached garage.

To the rear is a further gravel garden area with planted borders, and access to an outbuilding/home office.

Outbuilding

A useful space to create a home office with power points, lighting, and a door to the side.

Garage

A single detached garage with a roller shutter door.



view this property online williamhbrown.co.uk/Property/CGT111973



welcome to

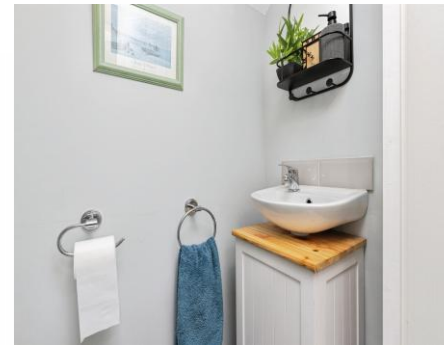
Morwick Grove, Scholes Leeds

- Exceptional Semi Detached Dorma Style Bungalow
- Two Double Bedrooms to First Floor Plus Additional Ground Floor Bedroom
- House Bathroom & Additional W.C
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111973



Property Ref:
CGT111973 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk