



Woodside Close, Leeds, West Yorkshire

Garage | New kitchen (2 years old) | Open plan design | Three large bedrooms | Within walking distance of Morley Town Centre | Ready to move in

3 Bedroom Detached House | Asking Price: **£349,995**

Rosedale
& Jones



Woodside Close, Leeds, West Yorkshire

DESCRIPTION

Open plan ground floor layout, immaculately presented throughout and three double bedrooms! Within walking distance of Morley Town Centre.

Key Features

- Garage
- New kitchen (2 years old)
- Open plan design
- Three large bedrooms
- Within walking distance of Morley Town Centre
- Ready to move in



LOCATION

Woodside Close is a quiet cul de sac, situated just outside of Morley Town Centre. The property benefits from excellent access to the M62, M1 and A1 motorway systems and Leeds City Centre. There are a wide array of bars, restaurants and entertainment venues nearby, including the new White Rose complex, which features a modern cinema, a large shopping centre and various popular restaurants.

EXTERIOR

Front

Low maintenance, consisting of a block paved side-by-side driveway, which can comfortably accommodate one vehicle with off street parking and two small grass lawns.

Rear

Featuring two elevated decking areas and a small patio area which supports plenty of garden furniture. The garden is very private and well presented, benefiting from a grass lawn and planted floral borders. The garden is enclosed on all sides with an access gate to the front.

INTERIOR - Ground Floor

Porch

Composite exterior door to the front aspect.

Lounge

6.23m x 3.21m

This lovely open plan space can accommodate a selection of furniture layouts, as required and features a gas fireplace with a marble hearth. Central Heated radiator and Double Glazed windows to the front aspect.

Dining Room

3.85m x 2.28m

A large enough space to accommodate an eight seater dining table and chairs. Central Heated radiator and Double Glazed French doors to the rear aspect.

Kitchen

3.18m x 2.14m

A modern installation with a good amount of unit space for storage. Supported appliances include: a freestanding electric oven, with four gas 'ring' hobs, fridge freezer and washing machine. Additional features include a 1l sink and drainer, with a spray nozzle attachment alongside the hot and cold taps and splashback tiling. Central Heated radiator and Double Glazed windows and a composite exterior door to the rear aspect.

Summer Room

2.92m x 2.24m

Well presented, with decorative tiled flooring, a lovely place to enjoy the warmer months of the year.

INTERIOR - First Floor

Landing

Loft access and a deep storage airing cupboard.

Bedroom One

4.20m x 3.01m

Large enough for a Super-King bed and plenty of storage furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

3.62m x 2.54m

Large enough for a king-size bed and associated furniture. Features an alcove, which makes the use of the room very versatile. Central Heated radiator and Double Glazed windows to the front elevation.

Bathroom

Tiled walls, a wash basin and a bathtub with a handheld shower fixture. The room also features a shower cubicle with a glass water guard. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation.

W/C

Separate to the main bathroom but can be combined easily if preferred. Tiled walls, a w/c, a Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation.

Bedroom Three

3.39m x 2.21m

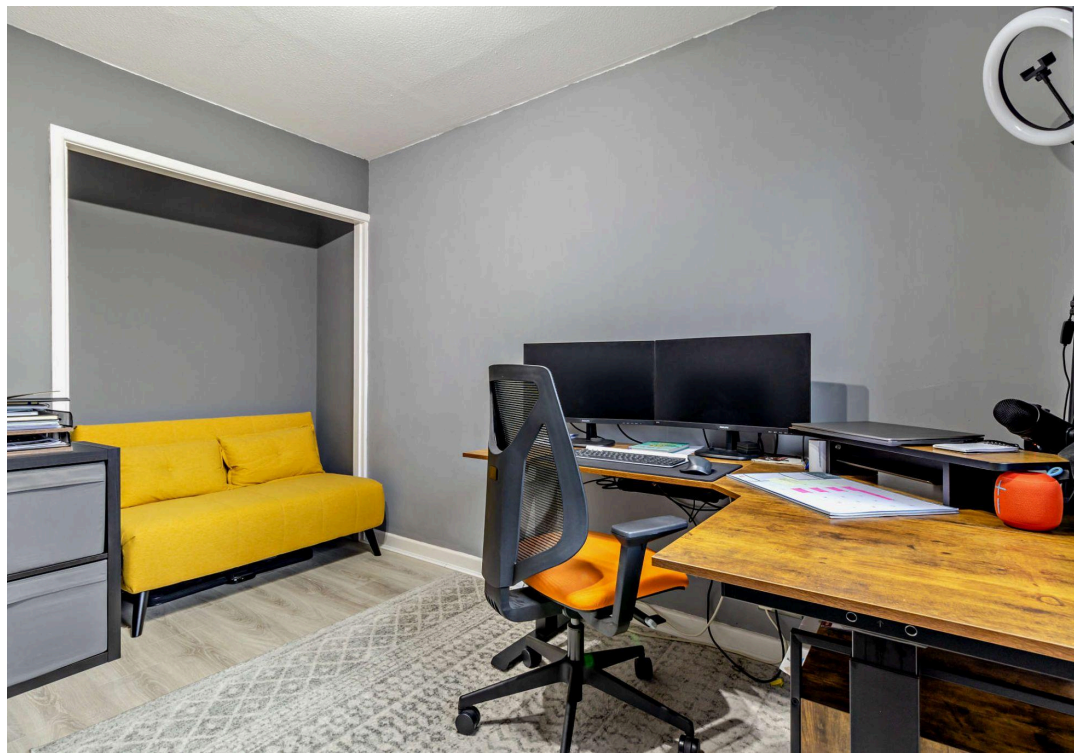
Another spacious room which can easily support a double bed and associated furniture. Ideal as a child's bedroom, a nursery, a home office, or possibly a dressing room. The room also features a walk-in closet. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

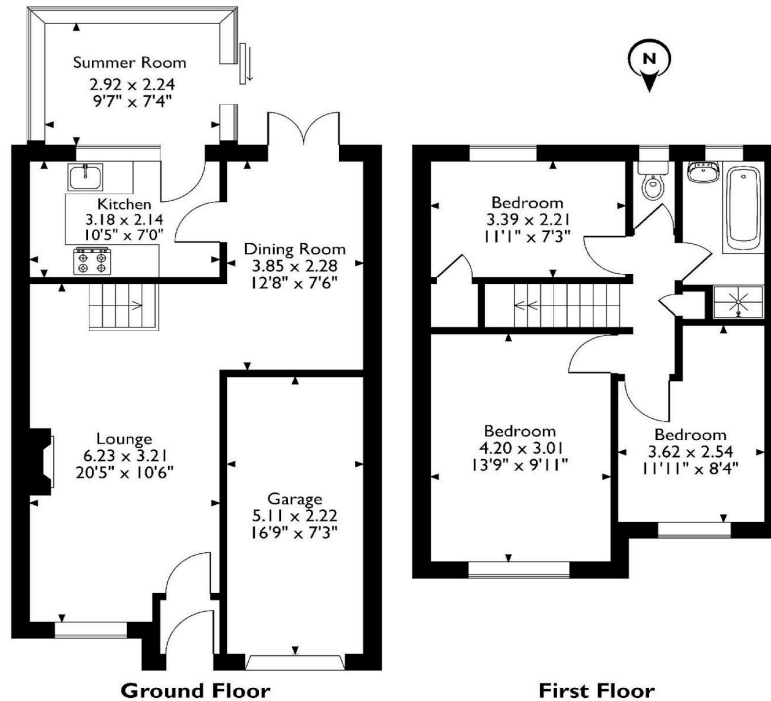
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Woodside Close, Morley, Leeds
 Approximate Gross Internal Area
 Main House = 83 Sq M/894 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 95 Sq M/1023 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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