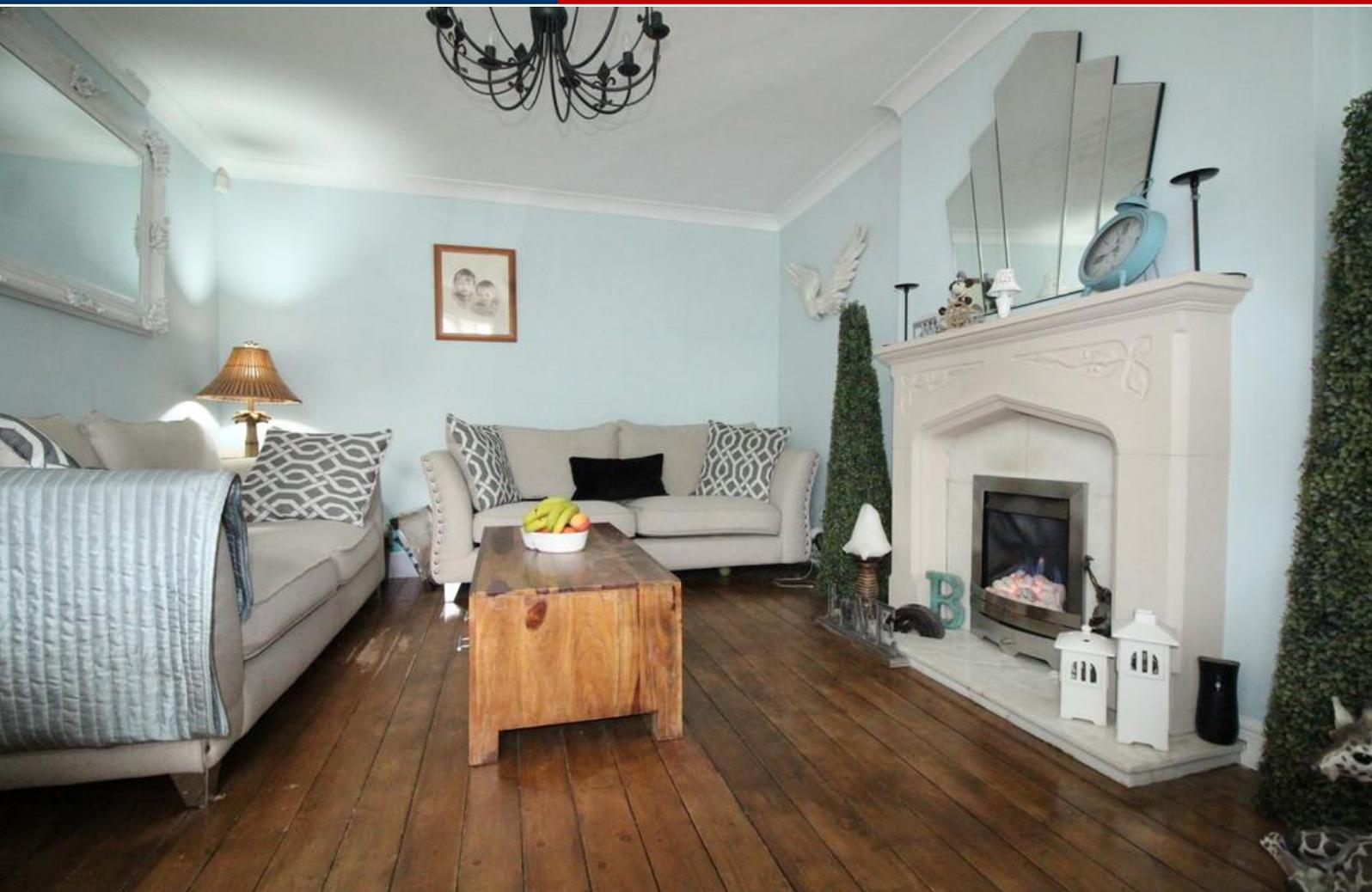




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3 BANTAM GROVE VIEW, MORLEY, LEEDS, WEST YORKSHIRE, LS27 8WG  
**ASKING PRICE OF £369,950**





\*\*\*\*\* WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME - TWO RECEPTION ROOMS & CONSERVATORY - DINING KITCHEN WITH INTEGRATED APPLIANCES - EN SUITE TO MASTER BEDROOM \*\*\*\*\* This spacious property has gas central heating, PVCu double glazing and burglar alarm and comprises: entrance hall, lounge, dining room, conservatory, dining kitchen, guest wc, landing, master bedroom with en suite shower room, three further bedrooms, family bathroom. To the outside, there is a lawned garden to the front, enclosed rear garden which is laid to lawn with decked and paved patios, block paved driveway and integral garage. Located in a sought after cul-de-sac, the property is ideally placed for access to all local amenities, Leeds City Centre and the motorway network. In our opinion, this well proportioned family home could be occupied with the minimum of expense and viewing is recommended.

ENTRANCE HALL Laminate flooring. Stairs to first floor. Covling to ceiling. Door to front. Radiator.

LOUNGE 15' 6" x 11' 0" (4.72m x 3.35m) Fireplace surround incorporating inset living flame gas fire. Exposed wood flooring. Covling to ceiling. Two windows to front. Radiator.



**DINING ROOM** 9' 8" x 9' 8" (2.95m x 2.95m) Coving to ceiling. Radiator. French doors leading to:

**CONSERVATORY** 13' 0" x 10' 0" (3.96m x 3.05m) Wall mounted heating and air conditioning unit. French doors leading into rear garden.

**DINING KITCHEN** 18' 0" x 12' 0" (5.49m x 3.66m) With an excellent range of base and wall units incorporating sink unit. Halogen hob with extractor hood over, electric oven/grill and integrated microwave/grill. Integrated fridge freezer, automatic washing machine and dishwasher. Laminate flooring. Understairs storage cupboard. Window and French doors to rear. Two radiators.



**GUEST WC** With low flush wc and pedestal wash hand basin. Laminate flooring. Window to front. Radiator.

**MASTER BEDROOM** 12' 7" x 11' 0" (3.84m x 3.35m) Exposed wood flooring. Coving to ceiling. Two windows to front. Radiator.

**EN SUITE SHOWER ROOM** Part tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Window to side. Radiator.



**BEDROOM TWO** 18' 0" x 8' 4" (5.49m x 2.54m) Fitted under eaves wardrobe and storage cupboard. Window to front. Radiator.

**BEDROOM THREE** 11' 0" x 10' 4" (3.35m x 3.15m) Coving to ceiling. Window to rear. Radiator.

**BEDROOM FOUR** 9' 0" x 7' 0" (2.74m x 2.13m) Coving to ceiling. Window to rear. Radiator.

**BATHROOM** Part tiled with three piece suite comprising: bath with shower over and scree, pedestal wash hand basin, low flush wc. Window to front. Radiator.



**EXTERIOR** Lawned garden to the front of the property with borders having a selection of plants and shrubs. Enclosed garden to the rear which is mainly laid to lawn with paved patio, decking and borders. Blocked paved driveway providing off street parking for two vehicles. Integral single garage with up and over door, power and light.

**DIRECTIONS** From Morley Town Centre proceed down Fountain Street which runs into Middleton Road and then



Wide Lane. At the traffic lights before The Gardeners Arms Public House turn right onto Magpie Lane. Take the first left onto Bantam Grove Lane and Bantam Grove View is the first turning on the left. Number 3 will be found on the left hand side and is signified by our For Sale board.



**3 Bantam Grove View**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		