



1a Morris Grove, Leeds LS5 3EZ

welcome to

1a Morris Grove, Leeds

READY to make a move? At a Guide Price of £350,000 this BEAUTIFUL semi detached home is just waiting for you to view! Set over THREE FLOORS, this IMPRESSIVE residence includes a FABULOUS dining kitchen ideal for entertaining plus WELL MAINTAINED gardens spaces & a USEABLE BASEMENT!



Ground Floor

Entrance Porch

Having an entrance door to the front, and a door to the entrance a hall.

Entrance Hall

Featuring laminate flooring, a radiator, and stairs to the first floor accommodation.

Living Room

Having a bay window to the front aspect, coving to the ceiling, picture rail, and a radiator.

Dining Kitchen

Comprising of a modern fitted Shaker style kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with space for a microwave above, a five ring induction hob with a matching splash back, and a cooker hood over. Also has an integrated dishwasher, a walk in pantry with access to the basement, two windows to the rear, and a door leading out to the rear garden space.

First Floor Landing

With stairs rising from the ground floor and having a window to the side, plus a radiator.

Bedroom One

With two double glazed windows to the front aspect, a feature fire place, and a radiator.

Bedroom Four

With a window to the rear, and a radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a panel bath with a shower over, a wash hand basin, and the w.c. Tiling to the floor and tiling to the walls, heated towel radiator, and an extractor.

Second Floor

Bedroom Two

With a window to the rear aspect, built in storage, and a radiator.

Bedroom Three

Having a window to the front aspect, and a radiator.

Basement

A useful basement space with plumbing for a washing machine, a stainless steel sink, built in storage nook, crawl space, and a window to the side.

Exterior

Externally the property has a well maintained garden space to the front which is paved and has a low wall boundary and fencing.

To the rear is a further well maintained garden area with Indian stone paving, with steps down to a seating area, and outdoor tap, and shared access to the side.



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welcome to

1a Morris Grove, Leeds

- Guide Price £350,000 - £375,000
- Beautifully Presented Semi Detached Home
- Four Bedrooms
- Accommodation Over Three Floors
- Modern Shaker Style Kitchen

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

guide price

£350,000 - £375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109916 - 0004

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