



**22 Daffil Grove, Morley, Leeds, West Yorkshire, LS27 7QE**  
**£895**

Recently renovated THREE BEDROOM semi detached in a popular residential area. Located on a pleasant cul-de-sac, within close proximity to Leeds City Centre and the motorway network, the property has been improved significantly to provide stylish and modern living.



Having undergone a complete renovation this semi detached home is available with new central heating system, recent re-wire, new kitchen and bathroom and fresh decoration and flooring throughout. To the rear there is an enclosed garden with decking area and a drive way leads to a detached garage.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Useful entrance area.

### LOUNGE

Large main reception space with a double glazed window and central heating radiator. Stairs to the first floor.

### KITCHEN

Modern fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with ceramic hob and extractor over. Two double glazed windows, vinyl flooring, central heating radiator and door to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom to the rear with double glazed window and central heating radiator.

### BEDROOM

To the front with double glazed window and central heating radiator.

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### BATHROOM

Modern fitted bathroom suite in white comprising of low flush W.c, hand wash basin and bath in white. Heated towel rail, vinyl flooring and double glazed window.

### EXTERNAL

Set in a good size plot the property has gardens to the front, a drive way to the side which leads to a detached

garage and an enclosed rear garden with patio, lawn and decking areas.

