



RESIDENTIAL



## 6 Hickory Mews

Morley, Leeds, LS27 7ZB

£1,700 PCM





A rare opportunity to rent a new build home on this brand new Persimmon development in the highly sought after location of Morley, providing excellent commuter links to Leeds City centre and surrounding areas.

Situated within a new developed cul-de-sac, this detached property provides spacious accommodation and benefits from an open plan dining kitchen with patio doors opening onto a rear entertaining space, a sizable single garage and double drive with the addition of a electric vehicle charging point. The home also has dual zone gas central heating & benefits from solar panel energy feed.

Please note that the home occupies part of a developing site with some other new build homes along the access still under construction.

### Accommodation

Accessed through a composite door into the entrance hall with convenient ground floor guest WC the hall leads to the main lounge area. Through to the rear of the property is a contemporary open plan dining kitchen space with integrated appliances to include electric fan oven, gas hob and extractor fan. A convenient utility room with substantial space for a washing machine and further appliances. French doors extend into a patio and in turn a sizeable lawned garden with perimeter fence, ideal for entertaining or summer BBQ's. At first floor level is a master bedroom with en-suite shower room to include low flush WC, sink basin, and corner shower cubicle. At the rear are two further well appointed bedrooms. A house family bathroom is half tiled and provides a three piece suite to include low flush WC, sink pedestal and panel bath with over bath shower.

Externally there is a small open lawn to the front, to the side a single garage with up and over door and addition of two designated paved parking spaces to include an electric vehicle charging point. To the rear provides a private large garden.

### Location

Situated within the popular and sought after location of Morley, ideally positioned for commuting needs with, numerous different transport links such as M62 and M1 motorway. The recently upgraded train station is a short distance providing access to Leeds City Centre and surrounding areas. Further shopping and leisure amenities can be found at both Morley Town Centre with local bars, restaurants and wellness facilities, with the convenient addition of The White Rose Shopping Centre. Ideal for a family with the addition of highly regarded local schools including Churwell Primary Academy and St Francis Catholic Primary.

Council tax band:

EPC rating: B

Deposit: £1,961



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01484 711200



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