

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 23 Arncliffe Crescent

Morley, Leeds, LS27 9DU

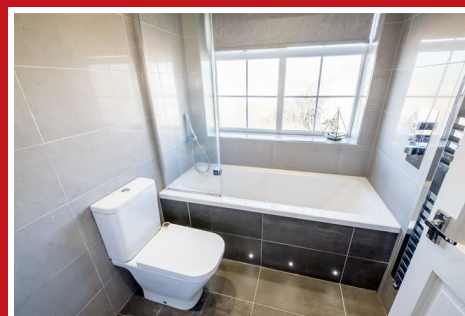
Offers over £220,000



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## Entrance hallway

Access the property through a PVCu door into this entrance hallway which benefits from laminate wood flooring. Access to both the living room and kitchen/diner. Stairs rise to the first floor accommodation.

## Living room

Leading from the entrance hallway this dual aspect living room extends across the full length of the house. There is plenty of natural light from a large bay PVCu window to the front aspect and a further window to side aspect. The focal point of the room is the fireplace, which houses a gas fire and has a marble surround. This room also benefits from laminate wood effect flooring.

## Kitchen/diner

A light and spacious modern dual aspect kitchen/diner, with modern white hi-gloss matching wall and base units and granite work surfaces. Featuring an integral five ring gas hob, double electric oven, extractor fan, washing machine, fridge, freezer and an inset stainless steel sink and drainer. The kitchen also benefits from a breakfast bar, plinth lighting, wood effect vinyl flooring and a large under stair storage cupboard. There is ample space for a dining area. PVCu window to both front and side aspect and PVCu French doors lead out to the side patio area.

## Landing

Providing access to all bedrooms and house bathroom. There is cupboard providing ample storage space, a loft hatch to a fully boarded loft and a PVCu window to the rear elevation.

## Master Bedroom

A large master bedroom which runs the length of the property. Featuring white hi-gloss fitted wardrobes, laminate wood flooring and PVCu window to the front elevation.

## Bedroom Two

A second double bedroom with a light grey carpet and PVCu window to the front elevation.

## Bedroom Three

A third bedroom with grey laminate wood effect flooring and PVCu window to side elevation.

## House Bathroom

A luxury and modern fully tiled house bathroom comprising of; WC, vanity unit with inset hand basin and a bath with over head rain-shower and glass screen. Also featuring a chrome towel towel rail, spotlights and a mirrored wall cabinet. PVCu privacy window to the front elevation.

## Exterior

Externally this property provides gardens to three sides, to the front there is a private driveway leading to a single detached garage and two large lawns with a central stone path running up to the front of the property. To one side a further lawned area and to the other side an enclosed patio area.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

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