



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Chestnut View
Morley, Leeds



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Offers Over £595,000

SET AWAY FROM ANY ROADS IN A QUIET CUL DE SAC WITH FAR REACHING VIEWS IS THIS STUNNING DETACHED PROPERTY WITH 3 DOUBLE BEDROOMS, A SINGLE BEDROOM AND OFFICE WITH CAN BE UTILISED AS AN ADDITIONAL BEDROOM. A LARGE OPEN PLAN KITCHEN LIVING DINING AREA AND AN ELEGANT SITTING ROOM.

KITCHEN/DINER

22' 1" x 13' 10" (6.73m x 4.22m)

Large open space which is flooded with light coming in from both sides of the property. The kitchen well decorated and is fitted with wall and floor units in a neutral grey paint. There is a fitted electric oven with gas hobbs and integrated fridge/freezer. The dining room across has enough space for a table to fit 6 or more people and provides great host capabilities being close to the kitchen and family room.

FAMILY ROOM

13' 4" x 17' 6" (4.06m x 5.33m)

Large open sitting room with free standing furniture perfect for accomodating guests or watching TV whilst cooking. Space for multiple sofa's/chairs and further free standing furniture.



SITTING ROOM

10' 9" x 18' 5" (3.28m x 5.61m)

The sitting room is cosy and compact but still has space for a couple sofa's and free standing furniture. The room is perfect for watching family films and spending the evening together. The sitting room located at the back of the property looks into the back garden and conservatory.

CONSERVATORY

9' 1" x 8' 6" (2.77m x 2.59m)

UTILITY ROOM

5' 7" x 17' 6" (1.7m x 5.33m)

MASTER BEDROOM

19' 6" x 25' 1" (5.94m x 7.65m)

Very large room which could fit any size bed with even further space for the currently fitted wardrobes and free standing furniture. There is space as seen in the photos for a sofa and TV at the end of the bed which provides everything you need for a master bedroom. There is an ensuite which is accessed through the bedroom.

ENSUITE - MASTER BEDROOM

The ensuite accessed from the bedroom having the same floor space as the garage provides everything you could ever want including large free standing Bath. Shower with 2 sinks and cupboards toilet and dressers/ further clothing storage

BEDROOM 2

10' 7" x 12' 1" (3.23m x 3.68m)

Double bedroom comes with fitted wardrobes along the length of the room providing lots of storage and is flooded with natural light and far stretching views across Leeds

BEDROOM 3

11' 4" x 10' 11" (3.45m x 3.33m)

Almost identical to the second bedroom this room shares the same fitted wardrobes and views over Leeds

BEDROOM 4

6' 2" x 8' 8" (1.88m x 2.64m)

This single bedroom is currently fitted with an office desk and shelves for paperwork perfect for anyone working from home who needs a proper office.

BEDROOM 5

8' 8" x 7' 7" (2.64m x 2.31m)

This room is also currently being used as a home office and shares the same view as the other. This office room has free standing desk and shelves perfect for working from home or a games room for the kids.

BATHROOM

10' 9" x 6' 11" (3.28m x 2.11m)

Large bathroom which also includes a walk in shower toilet and sink. decorated in mostly neutral colours and dark tiles along the bath and shower wall.

LOFT

Excellent loft space, with steps for easy access. Ideal for storage.

GARAGE

16' 1" x 19' 3" (4.9m x 5.87m)

Security alarmed with space for at least 1 car and extra storage. There is a garden shed to the side of the garage on the land



WHAT3WORDS

///horses.speaks.sample

AGENT NOTES

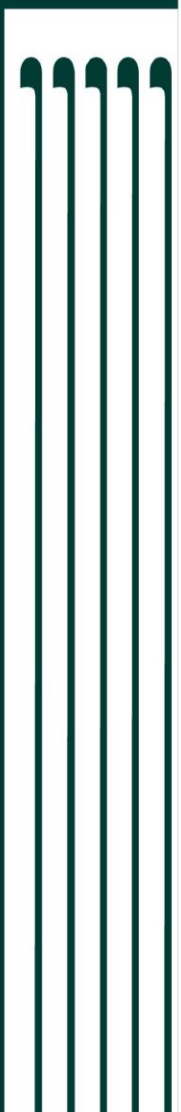
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

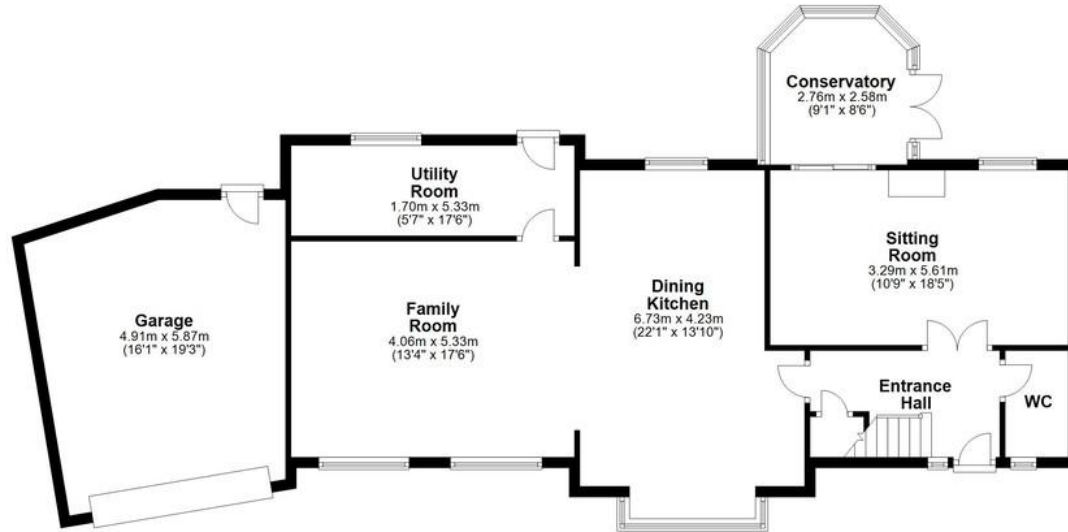
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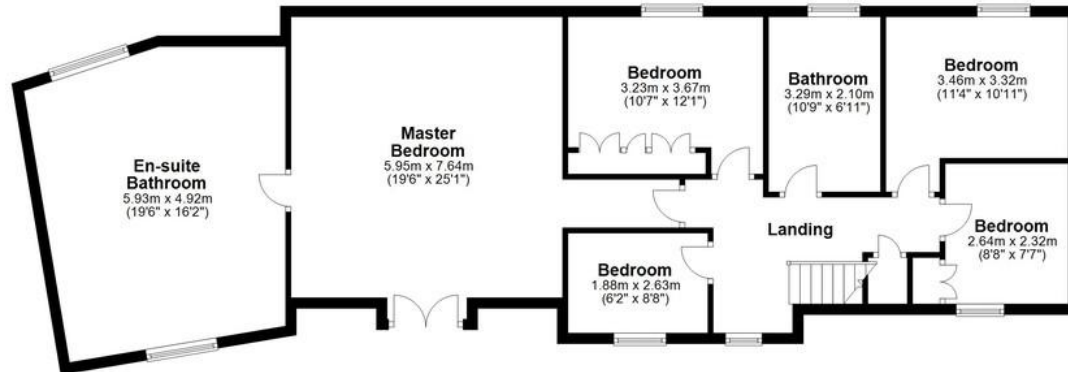
Ground Floor

Approx. 116.4 sq. metres (1252.7 sq. feet)



First Floor

Approx. 107.1 sq. metres (1152.6 sq. feet)



Total area: approx. 223.5 sq. metres (2405.3 sq. feet)



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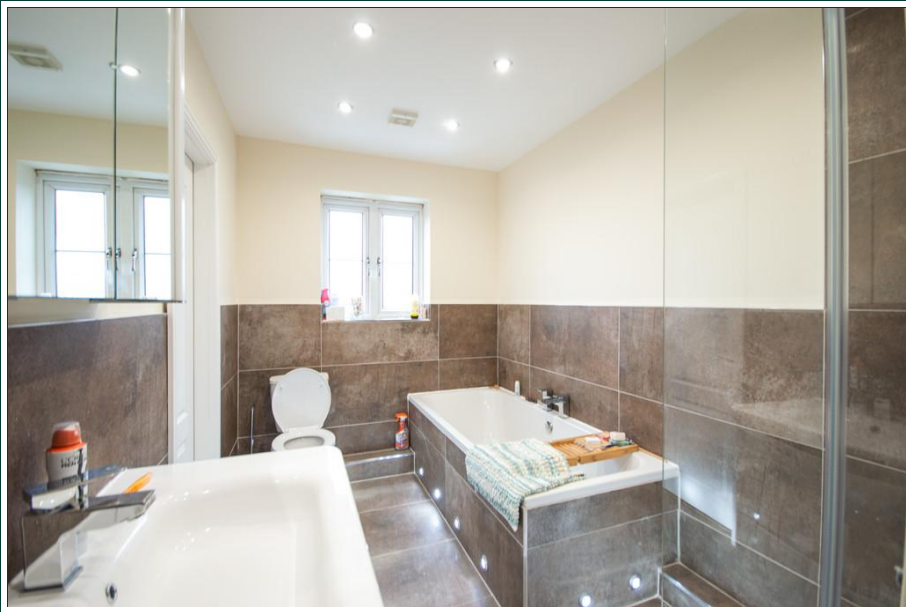


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