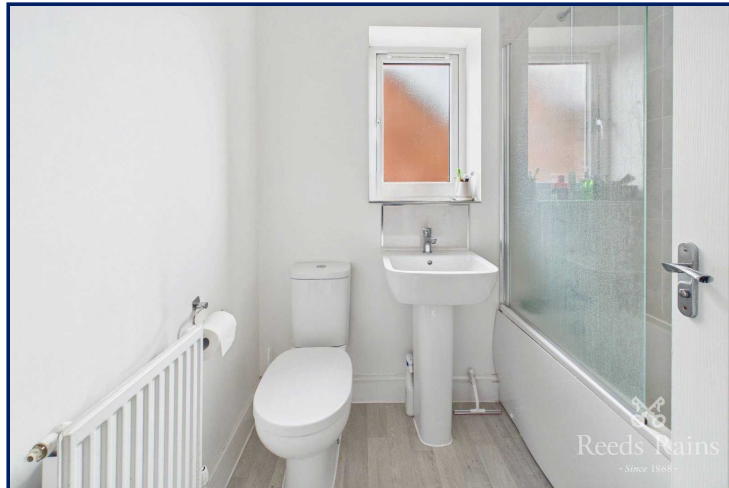
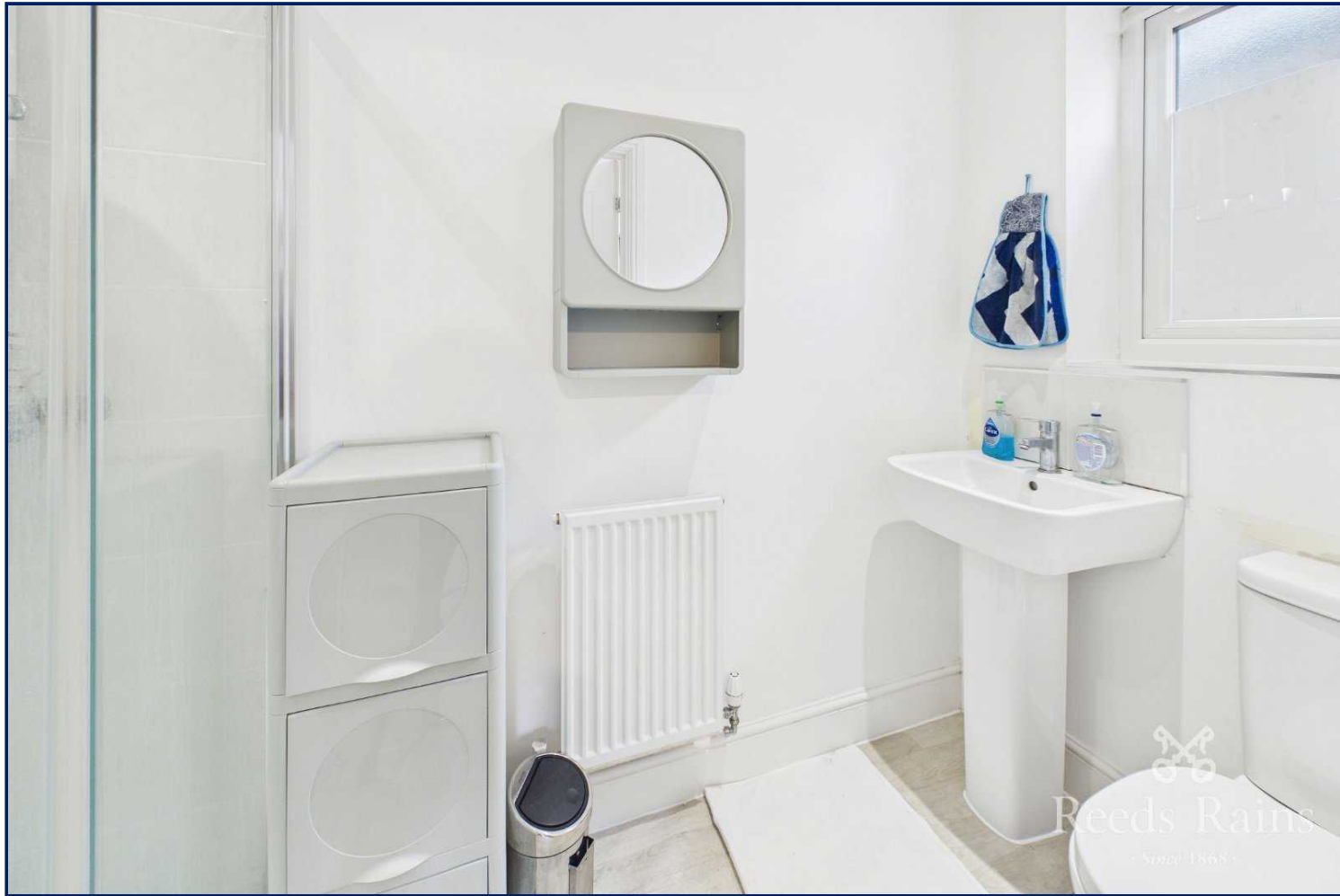




Brook Rise, Morley, Leeds, West
Yorkshire, LS27

Asking Price: £415,000
Freehold

 **Reeds Rains**

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Brook Rise, Morley, Leeds, West Yorkshire, LS27
Asking Price: £415,000 Freehold

Council Tax Band: E
EPC Rating: B

*** BEAUTIFULLY PRESENTED DETACHED FAMILY HOME with FOUR GOOD SIZE BEDROOMS *** IMPRESSIVE OPEN PLAN KITCHEN/DINING SPACE WITH FRENCH DOORS TO THE GARDEN *** SOUTH FACING GARDEN, LONG DRIVEWAY & GARAGE *** POPULAR RESIDENTIAL DEVELOPMENT *** FOR SALE WITH NO ONWARD CHAIN ***

Property Details

Forming part of recently built and increasing popular residential development, is this deceptively spacious family residence offering well presented accommodation throughout. Briefly comprises; Entrance hallway, cloakroom/WC, spacious lounge with bay window, impressive open-plan kitchen/diner with unit island and patio doors to the garden, utility/pantry room, four good size bedrooms, en-suite shower room to the main bedroom and house bathroom with a contemporary white suite. Good size lawned rear garden. Long driveway and attached single garage. 10 year NHBC Guarantee. Early viewing recommended. For sale with No Onward Chain

Exterior

To the front of the house is an open plan lawned garden and long driveway providing off street parking for a couple of vehicles. The driveway leads to an attached single which has both lighting and power supply.

The enclosed rear garden is mostly lawned and has a paved patio area and planted borders. This outside space has has an elevated position which adds to the privacy and the southerly aspect makes it a real suntrap providing an ideal location for relaxing or entertaining.

Location

Churwell is a charming and highly sought after suburb on the outskirts of Leeds. Residents enjoy close proximity to the White Rose

Shopping Centre, offering a wide choice of shops, restaurants, and leisure facilities, while Morley town centre is just minutes away with its bustling high street and local amenities.

Excellent transport connections include the nearby train station at Cottingley, providing straightforward routes into Leeds and beyond. For drivers, the M1, M62, and M621 are all easily accessible, ensuring smooth regional travel.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)