

property details **approval form**

46 Woodcross Fold, Churwell, Leeds, West Yorkshire, England, LS27 9JR

Date: 08 October 2026

Property Ref and Version: MLY112055 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > Three bedroom detached family home
- > Driveway and integral garage
- > Gardens to front and rear
- > Kitchen/diner
- > Good access to Morley Town Centre
- > EPC Rating: D

>> **short description**

THREE BEDROOM DETACHED FAMILY HOME with a good sized LIVING ROOM and KITCHEN/DINER, THREE first floor BEDROOMS and HOUSE BATHROOM. DRIVEWAY leading to the INTEGRAL GARAGE, LAWNED GARDEN to the front and PAVED and LAWNED GARDEN to the rear. Having good access to motorway links and good schools.

>> **long description**

Situated in a popular residential location, this well-presented three-bedroom detached family home offers spacious accommodation throughout and is ideally positioned for excellent local schools and convenient motorway links, making it perfect for growing families.

The accommodation briefly comprises an entrance hall, a generous living room and a spacious kitchen/diner, providing the perfect space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms and a modern house bathroom.

Externally, the property benefits from a lawned garden to the front, a driveway leading to an integral garage, providing ample off-street parking and storage. To the rear is an enclosed garden featuring both paved and lawned areas, creating an ideal space for relaxing, dining and outdoor enjoyment.

An excellent opportunity to purchase a fantastic family home in a sought-after location. Early viewing is highly recommended.

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"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Composite door to the front, storage cupboard, stairs leading to the second floor landing and door leading into the living room.

Living Room

Double glazed window to the front, electric fire, gas central heating radiator, door leading into the kitchen/diner.

Kitchen/Diner

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge and freezer, gas central heating boiler, gas central heating radiator, breakfast bar, useful pantry cupboard, uPVC double glazed window and patio doors to the rear and uPVC double glazed door to the side.

First Floor Landing

uPVC double glazed window to the side, airing cupboard, loft access.

Bedroom One

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior

Lawned garden to the front, spacious driveway to the side leading to the integral garage, providing ample off street parking. To the rear is a paved seating area, outside tap and steps leading to a lawned garden with fence boundaries.

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>> **room description**

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>> **property images**



Your William H Brown office: 80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP
T 0113 253 7100 **E** Morley@williamhbrown.co.uk

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>> **property images**



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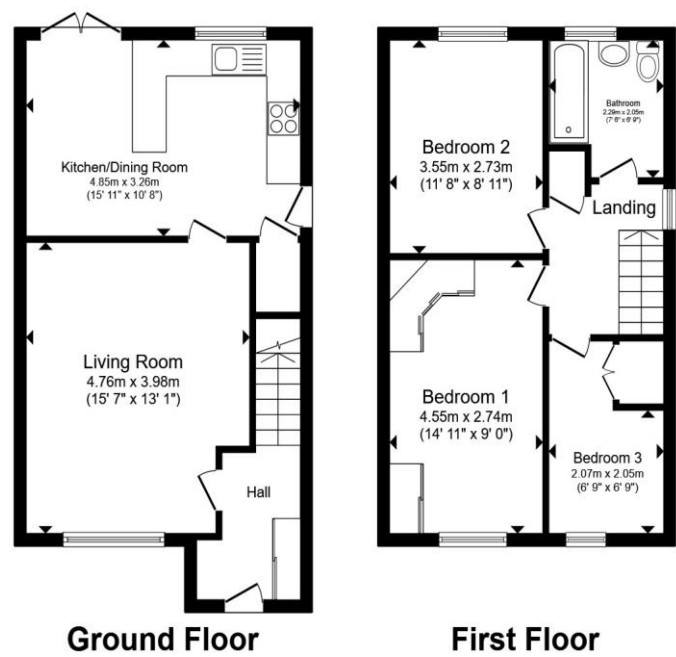
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>> floor plan



Total floor area 82.1 m² (884 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Oli Rhodes		
Mr & Mrs P.&S. Walls		