



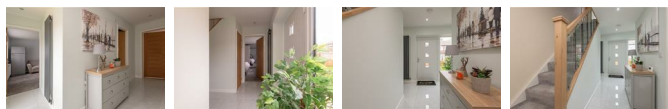
**1A Springfield Crescent, Leeds, LS27 9PR**

**Offers In The Region Of £465,000**

Offered FOR SALE is this spacious detached bungalow built in 2023 by the owner located in the desirable Morley area of Leeds. Accommodation comprises entrance hallway with storage, open plan lounge/kitchen, utility room, two double bedrooms and bathroom with four piece suite. To the first floor; landing, study/home office, two double bedrooms and bathroom. Gardens to front and rear. Plenty of off road parking and detached garage to side. Electric car charging point. The property benefits from Upvc double glazing, gas central heating, mains wired smoke alarms and solar panels. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Composite double glazed door and Upvc obscure double glazed window to front. Tiled floor, three radiators, mobile room stat and spotlights. Understairs storage, staircase access to first floor and doors to bathroom, bedrooms and lounge/kitchen;

### Lounge/Kitchen 16'2" x 34'5" (4.95 x 10.5)



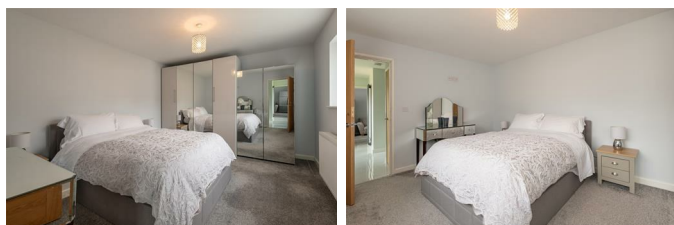
Having a range of wall and base units with laminate worktop and tiled splashbacks, plinth lighting and under cupboard lighting. Single electric oven, double electric oven and grill, electric oven and grill and microwave. Induction hob with extractor hood above, dishwasher, pull out bin and fridge/freezer. Pop up socket, breakfast bar, acrylic one and a half sink and drainer and usb sockets. Spotlights, two Upvc double glazed windows to rear and Upvc double glazed bi fold doors to rear. Two radiators, part wood floor, t.v. point and Upvc double glazed window to front. Door to utility room;

### Utility Room 5'4" x 13'1" (1.65 x 4)



Base units with laminate worktop. Plumbing for washing machine, circular sink and drainer, 'Ideal' condensing combi boiler and fusebox. Radiator and wood floor.

### Bedroom Three 10'11" x 14'3" (3.35 x 4.35)



Double bedroom with radiator, t.v. point and Upvc double glazed window to front.

### Bedroom Four 12'1" x 12'11" (3.7 x 3.95)



Double bedroom with radiator, t.v. point and Upvc double glazed window to front and rear. Sink with vanity unit and tiled splashback and plumbing for washing machine.

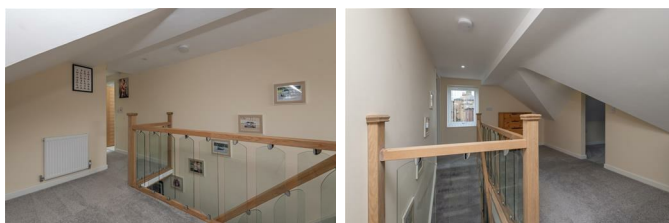
### Bathroom 5'6" x 10'9" (1.7 x 3.3)



Four piece suite comprising low flush w.c. sink with vanity unit. bath with mixer shower and walk in double shower with mains waterfall and mixer shower. Extractor fan, spotlights, tiled walls and floor. Heated towel radiator, electric shaver point and mirror wall.

## First Floor

### Landing



Radiator, spotlights and Upvc double glazed window to front. Opening to study/home office and doors to bathroom and bedrooms;

### Bedroom One 18'0" max x 34'5" max (5.5 max x 10.5 max)



Double bedroom with two radiators, three double glazed velux windows, t.v. point and usb socket.

### Bedroom Two 11'9" x 14'7" (3.6 x 4.45)



Double bedroom with radiator, t.v. point, spotlights and USB socket. Upvc double glazed window to front.

### Bathroom 5'8" x 9'0" (1.75 x 2.75)



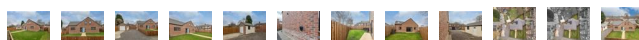
Four piece suite comprising low flush w.c. two sinks with vanity units and 'p' shaped bath with glass shower screen and electric shower. Heated towel radiator, electric shaver point and spotlights. Tiled walls and floor, double glazed velux window and extractor fan.

### Home Office/Study 9'2" x 14'7" (2.8 x 4.45)



Radiator, t.v. point, spotlights and usb socket. Double glazed velux window.

### External



To the front is a lawn garden with external lights. Lawn and external lights to side. Outside tap, external lights and off road parking to other side. To the rear is a patio and lawn garden. External lights and outside sockets.

### Garage

Detached garage with electric door and having power and light. Composite obscure double glazed door and Upvc double glazed window to side.

### Parking

Off road parking for five cars

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

B

### Council Tax Band

E

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

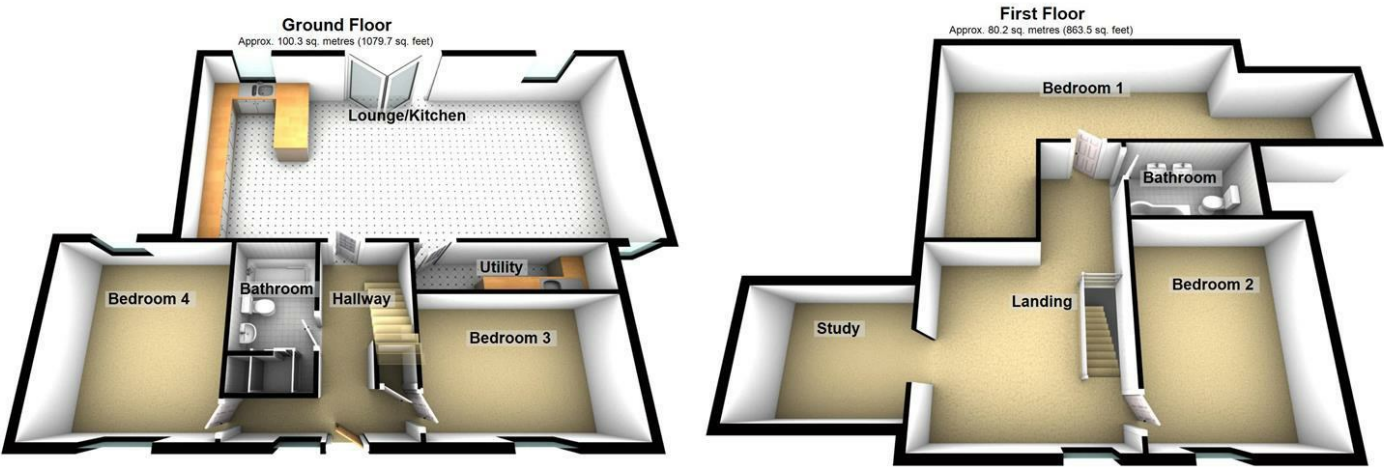
### Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

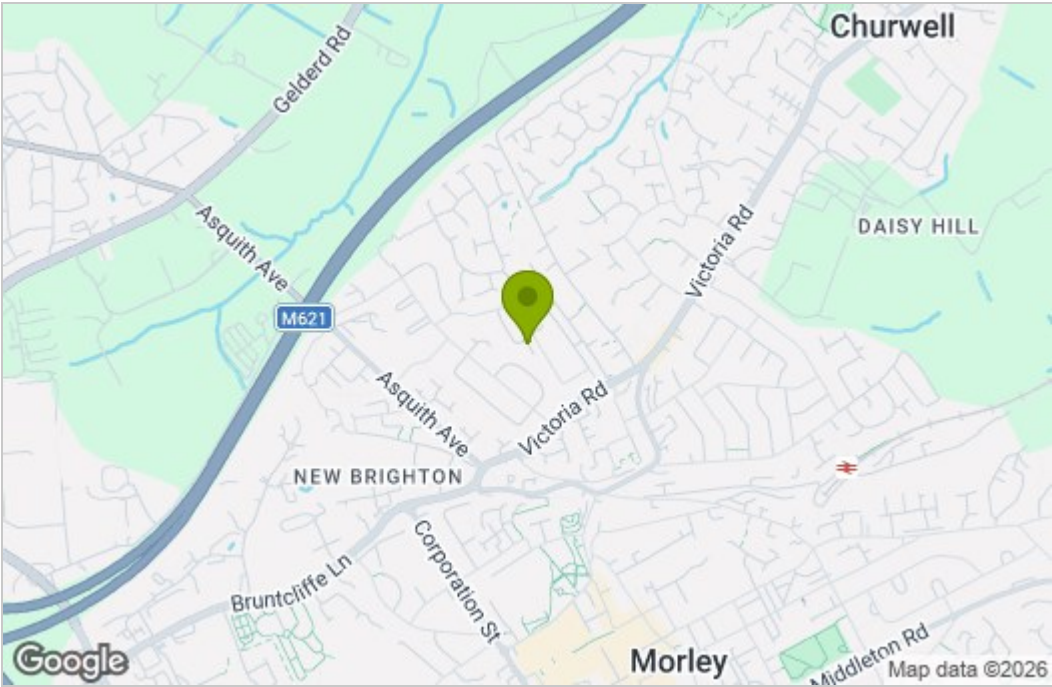
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

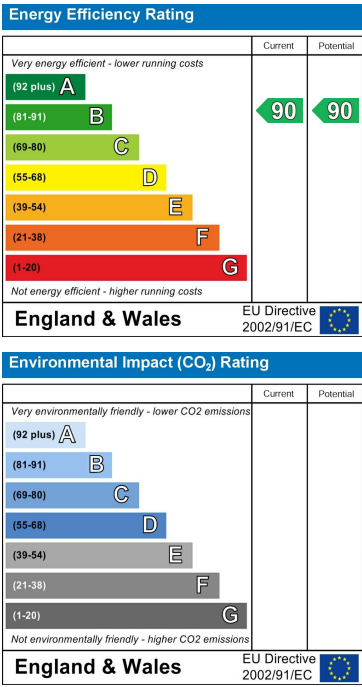


Total area: approx. 180.5 sq. metres (1943.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.