



## Fergusson Walk, Leeds, LS27

**£240,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

A fantastic opportunity has arisen to purchase this rare Padstow build property, with no more of this particular design being built. The property is ideally located within for local schools and has fantastic transport links, making it ideal for commuters.

## Key features:

- Private Garden
- Great Transport Links
- Within Catchment For Local Schools
- Three Double Bedrooms
- Beautifully Presented Throughout
- Rare Padstow Build

## Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band D (£1663.83 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



## **\*\*GUIDE PRICE BETWEEN £240,000 - £250,000\*\***

A fantastic opportunity has arisen to purchase a rare Padstow build townhouse with no more of this design being built. This exclusive, beautifully presented 3 bedroom semi-detached house, is located on the new St Andrews Barratt Development in Morley, within close proximity to motorway links such as M1/M62, making this an ideal location for the commuter. Also having easy access to Morley Town Centre which has a wealth of local amenities, bars and restaurants and within close proximity to Morley Academy School.

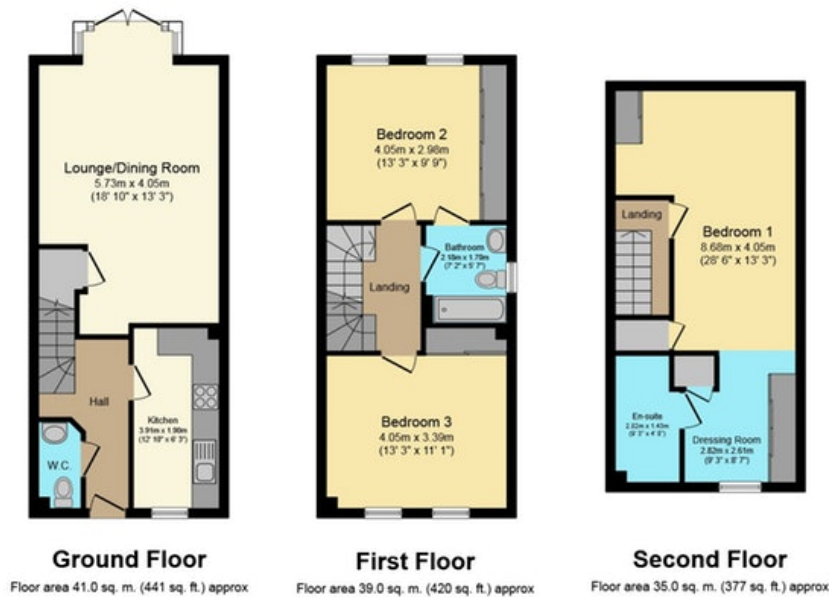
This family home has plenty of space to offer. The ground floor has a fitted kitchen and a Downstairs Cloakroom. The hallway then leads to an open plan living and dining area with French doors, bringing the outside in, allowing plenty of natural light through.

The master bedroom benefits from a modern en suite and dressing room. There are two further double bedrooms and house bathroom. This has not to be missed viewings highly recommended

### **Room Dimensions**

- Kitchen - 3.91m x 1.9m (6'2" x 12'0")
- Lounge / Dining - 5.7m x 4.06m (18'8" x 13'3")
- Wc - 0.9m x 2.27m (2'11" x 7'5")
  
- Bedroom 2 (double) - 4.06m x 2.97m (13'3" x 9'8")
- Bedroom 3 (double) - 4.05m x 3.39m (13'3" x 11'1")
  
- Bathroom - 1913mm x 2418mm (6'3" x 7'11")
  
- Master Bedroom (Double) - 5.59m x 2.78m (9'10" x 18'4")
- Ensuite 1 - 2.72m x 1.4m (4'7" x 8'11")
- Dressing Room - 3.07m x 2.57m (10'1" x 8'5" )

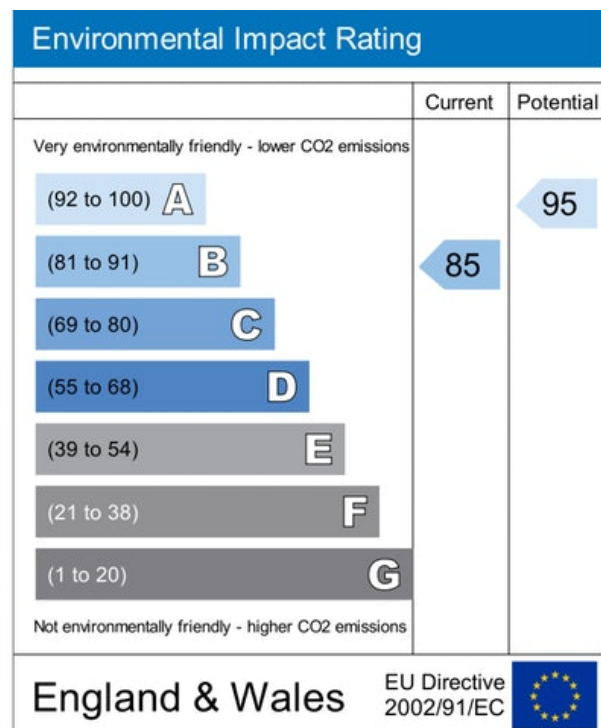
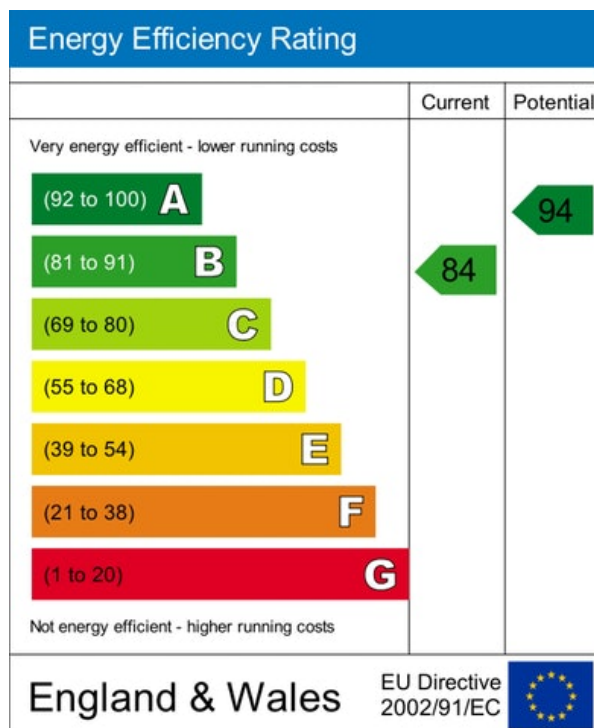
## Floor plan:



Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

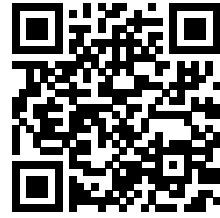
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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