



Howley Hall Farm Golf Lane, Morley Leeds LS27 0NW

welcome to

Howley Hall Farm Golf Lane, Morley Leeds

An exceptional five-bedroom detached family home occupying a prime position on Howley Hall Golf Course, enjoying stunning views and private gated access. Finished to an outstanding specification throughout, the property boasts a superb open-plan living kitchen/dining area and indoor Jet Pool.

Description Continued...

Adding a truly unique touch is the fabulous fitted bar area, designed with entertaining in mind. One of the property's most impressive features is the indoor jet pool and Jacuzzi suite, set within bespoke decking with integrated spotlighting and illuminated by three impressive skylights, creating a luxurious spa-like experience within the comfort of your own home.

To the first floor, there are five generously proportioned double bedrooms, three of which benefit from their own beautifully appointed en-suite shower rooms. The magnificent principal bedroom is a true retreat, featuring bi-fold doors opening onto a private balcony that enjoys breathtaking views across Howley Golf Course. A contemporary family bathroom serves the remaining bedrooms to an equally high standard.

Additional features include a fully boarded loft offering excellent storage space, premium fixtures and fittings throughout, and excellent transport connections with convenient access to major motorway networks.

This exceptional home combines luxury living, outstanding entertaining space and a highly desirable golf course setting, creating a truly remarkable family residence that must be viewed to be fully appreciated.

Entrance Hall

Spacious hallway with stairs leading to the first floor landing.

Downstairs Wc

Low level flush WC, wash hand basin, extractor fan, tiled walls and floor, under floor heating.

Open Plan Kitchen/Diner/Living

Having a fully fitted kitchen with an array of wall and

base units and fabulous sized breakfast island, fitted appliances, hot water tap, Quartz work tops, Bi-Folding doors leading out to the front garden, space for a six seater dining table and flowing through to the fabulous living area with a fitted log burner and Bi-folding doors leading out to the rear garden. Gas central heating radiator, air-con unit.

Utility Room

Wall and base units, storage cupboard, sink, space for a washing machine and tumble dryer, double glazed window to the side.

Spa/Pool

Decked area with sunken jet pool with Jacuzzi, spotlights, three velux windows and double glazed windows and door to the rear.

Bar

Fitted bar area, air-con unit, double glazed Bi-Folding doors leading into the orangery, fabulous space for entertaining.

Orangery

Double glazed sliding doors leading out to the rear garden, fabulous space to to enjoy the summer months.

First Floor Landing

Access to all bedrooms and house bathroom. Loft access with pull down ladder and fully boarded.

Bedroom One

Double glazed dual aspect windows and balcony doors, leading out to the balcony, with stunning views, air-con unit, gas central heating radiator, access to the fabulous sized walk-in wardrobe and the ensuite.





Ensuite

A four piece bathroom suite comprising of a bath, shower cubicle, low level flush WC, wash hand basin, under floor heating, double glazed window.

Walk-In Wardrobe

Double glazed window, fabulous space.

Bedroom Two

Two double glazed windows, built-in wardrobes, gas central heating radiator, ensuite.

Ensuite

Shower cubicle with a rain fall shower, low level flush WC, wash hand basin, fully tiled walls and floor, under floor heating, double glazed window,

Bedroom Three

Fabulous sized bedroom with three double glazed windows, gas central heating radiator, access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, fully tiled walls and floor, under floor heating, double glazed window.

Bedroom Four

Double glazed window, gas central heating radiator.

Bedroom Five

Double glazed window, gas central heating radiator.

House Bathroom

A luxury four piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, walk-in shower, fully tiled walls and floor, under floor heating, double glazed window.

Integral Garage

Double garage, power and lighting, door leading into the house.

Exterior

Secure gated access leading to the driveway and double garages, artificial grass garden to the front, over looking the golf course, paved areas, steel pergola, fabulous space for entertaining and to the rear is an enclosed garden with artificial grass area, paved areas and wooden pergola, private space for all the family to enjoy.



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welcome to

Howley Hall Farm Golf Lane, Morley Leeds

- Exquisite five-bedroom detached residence
- Set on Howley Hall Golf Course
- Private gated access
- Fabulous sized open plan living space
- Indoor jet pool and Jacuzzi

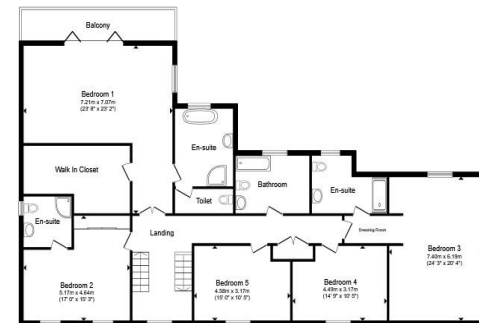
Tenure: Freehold EPC Rating: B

Council Tax Band: G

£1,150,000



Ground Floor



First Floor

Total floor area 436.8 m² (4,702 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



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Property Ref:
MLY111992 - 0003

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