

property details **approval form**

19 Parkland Avenue, Morley, LEEDS, West Yorkshire, England, LS27 0LB

Date: 18 September 2026

Property Ref and Version: MLY112139 - 0003



selling your home with us!



>> **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**

- > Four bedroom semi detached accommodation
- > No onward chain
- > Two reception rooms
- > Useful office/storage space
- > Driveway and paved rear garden
- > EPC Rating: D

>> **short description**

NO ONWARD CHAIN, FOUR BEDROOM SEMI DETACHED, TWO RECEPTION ROOMS, FITTED KITCHEN, HOUSE BATHROOM, additional SEPARATE WC, OFFICE, DRIVEWAY, INTEGRAL GARAGE, LAWNED GARDEN to the front and ENCLOSED PAVED GARDEN to the rear. Close proximity to Morley Town Centre.

>> **long description**

Offered for sale with NO ONWARD CHAIN is this spacious four-bedroom semi-detached home, situated in a highly convenient location within close proximity to Morley Town Centre, excellent local schools and offering superb access to the motorway network, making it ideal for growing families and commuters alike.

The accommodation briefly comprises an entrance hallway leading to the living room and a separate dining room, providing ample space for both relaxing and entertaining. The property also benefits from a fitted kitchen with a range of wall and base units and useful work surface space.

To the first floor are four good-sized bedrooms, together with a house bathroom and the added convenience of a separate WC. A further office is located on the first floor, offering an ideal space for those working from home, studying or requiring a versatile hobby room.

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Externally, the property enjoys a lawned garden to the front, a driveway providing off-street parking, and an integral garage offering additional storage or parking facilities. To the rear is an enclosed paved garden, creating a private and low-maintenance outdoor space, perfect for outdoor seating.

"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

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

Living Room

uPVC double glazed window to the front, two gas central heating radiators, uPVC double glazed sliding doors to the rear.

Dining Room

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

Kitchen/Diner

Has a fully fitted kitchen with a range of wall and base mounted units with complementary surfaces over, incorporating sink, space for appliances, gas hob, storage cupboard, gas central heating radiator, uPVC double glazed window and door to the rear.

First Floor Landing

Access to all four bedrooms, house bathroom, WC and office.

Bedroom One

uPVC double glazed window to the front, fitted wardrobe.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Office

uPVC double glazed window to the rear.

House Bathroom

A three piece bathroom suite comprising of a shower cubicle, low level flush WC, wash hand basin, tiled walls, uPVC double glazed window to the rear.

Separate Wc

Low level flush WC, uPVC double glazed window to the rear.

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>> **room description**

Exterior

Block paved driveway to the front leading to the integral garage, lawned area to the front and to the rear is a easy to maintain paved garden with outside tap.

Integral Garage

Metal up and over door to the front, window to the side and French doors leading out to the rear garden.

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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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>> floor plan

>> approval

	Signature	Date
Oli Rhodes		
Mrs A.J. Jones		