

HUNTERS[®]

HERE TO GET *you* THERE



Mozart Way

Churwell, Morley, Leeds, LS27 7GQ

£299,500



Council Tax: C



20 Mozart Way

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£299,500



- Exceptional three-bedroom family home
- Immaculate presentation throughout with stylish décor
- Two bathrooms plus ground floor W/C
- Spacious dual-aspect living room
- Modern kitchen diner with integrated appliances
- Three well-proportioned double bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- Beautifully landscaped rear garden
- Garage and driveway providing off-street parking
- Highly sought after development with excellent amenities

An exceptional three-bedroom home in the highly sought-after village of Churwell, showcasing immaculate interiors, impressive natural brightness and a layout that stands apart from many modern homes.

From the moment you step inside, the home immediately impresses. Unlike many contemporary properties, the entrance hall is notably open and welcoming, creating a sense of space rarely found in modern builds and setting the tone for the quality and presentation throughout.

The main reception room is a bright and generously sized living space, enjoying a dual-aspect outlook created by a window to the front and French doors opening directly onto the rear garden. Finished with stylish herringbone LVT flooring, the room feels wonderfully light and offers plenty of space for family living, relaxing and entertaining. A charming whisky area adds character and creates a cosy spot to unwind.

The modern kitchen diner is fitted with sleek matte grey units and features an integrated oven, fridge/freezer and dishwasher, along with an extendable tap, tasteful splashback and contemporary under-unit lighting. There is ample space for a dining table, making it ideal for family meals and everyday living while serving as a practical and sociable hub of the home.

Upstairs, the home continues to impress. The landing itself is a standout feature, benefiting from a large window that fills the space with daylight and enhances the bright, airy feel of the upper floor. This generous landing is rarely found in many modern homes and creates a wonderful sense of openness as it connects the bedrooms.

All three bedrooms are comfortable doubles. The principal bedroom sits peacefully at the rear of the property overlooking the garden and benefits from fitted wardrobes with integrated TV sockets, attractive décor and a pleasant sunny outlook. It also enjoys its own en-suite featuring a corner shower, WC and pedestal sink. The second double bedroom also overlooks the rear garden, while the third double sits to the front of the home with neat and well-presented décor.

The house bathroom has been finished to an exceptional standard, creating a luxurious, spa-inspired space. Beautifully tiled throughout, it features a contemporary suite comprising a bath with rainfall shower over, stylish fittings, a heated towel rail and a frosted window allowing natural light while maintaining privacy. The overall finish gives the room a calm, boutique-hotel feel.

Externally, the property continues to impress with a garage and driveway providing off-street parking. The rear garden has been beautifully designed to create a stylish and low-maintenance outdoor living space, featuring elegant Indian stone paving, quality astroturf and a raised composite decking area. Fully fenced and secure, this private garden offers a wonderful setting for relaxing, outdoor dining and entertaining, making it the perfect place to enjoy long summer evenings with family and friends.

Churwell remains one of south Leeds' most desirable residential locations, offering a balance of green surroundings and everyday convenience. Situated in the popular Churwell area of Morley, this home enjoys a highly convenient yet well-connected setting with a range of local amenities, green spaces and schools nearby. The property is just a short 0.3 mile walk from Cottingley Train Station, providing quick and direct rail links into Leeds city centre, making it an excellent choice for commuters. Morley town centre is also within easy reach, offering a wide selection of shops, cafés, restaurants and leisure facilities, while nearby road links provide straightforward access to the wider motorway network.

A beautifully presented home where light, space and quality of finish combine to create something truly special. Internal inspection is strongly recommended to fully appreciate the space, light and lifestyle on offer.

Tel: 0113 257 6198

DINING KITCHEN

13'9" x 12'3" (4.21m x 3.75m)

LIVING ROOM

20'9" x 14'8" (6.34m x 4.49m)

WC

6'5" x 3'1" (1.97m x 0.95m)

BEDROOM ONE

11'11" x 11'6" (3.65m x 3.53m)

EN-SUITE

7'7" x 4'9" (2.32m x 1.46m)

BEDROOM TWO

13'11" x 11'6" (4.26m x 3.52m)

BEDROOM THREE

11'10" x 11'3" (3.61m x 3.43m)

BATHROOM

7'7" x 6'4" (2.32m x 1.94m)



Road Map



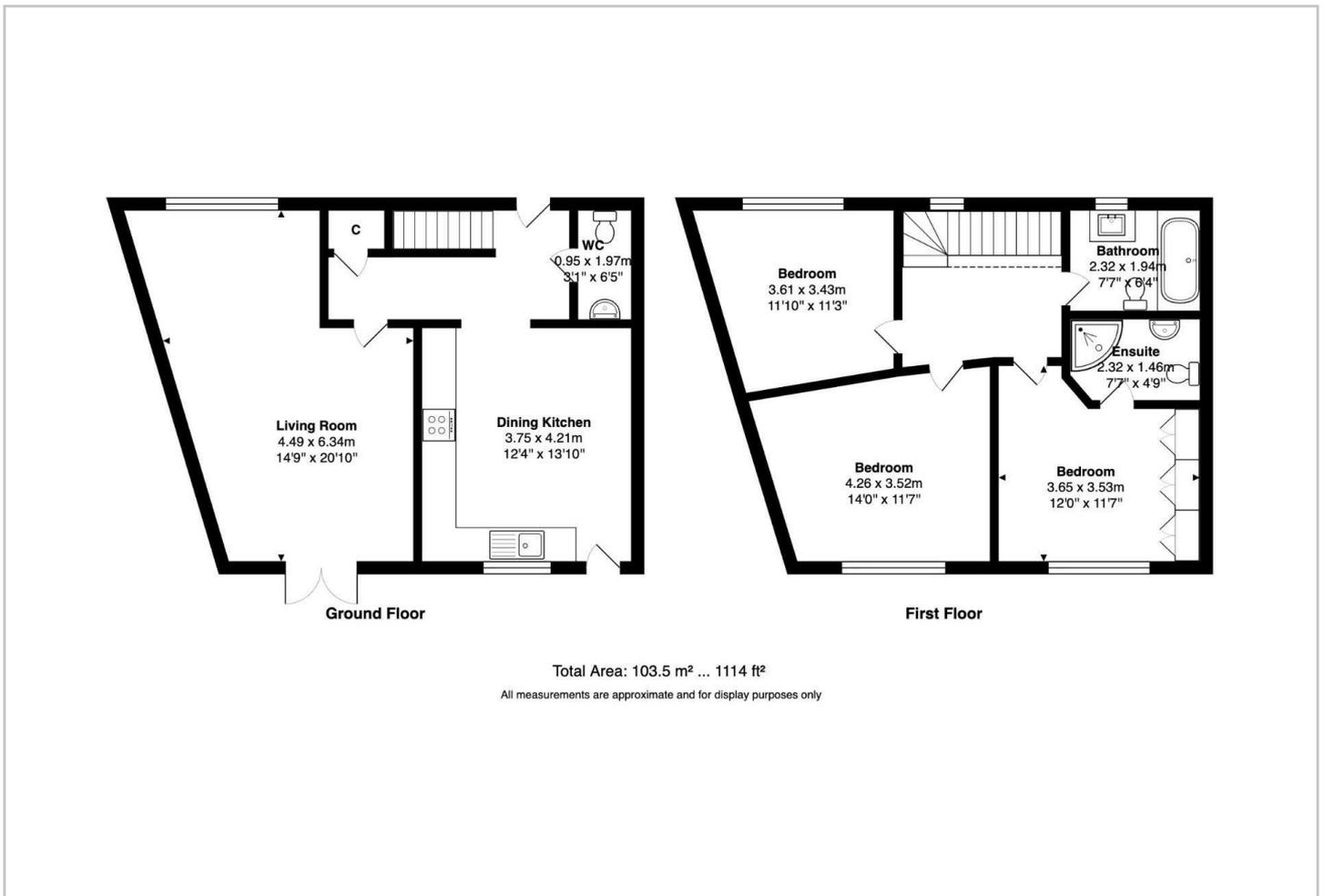
Hybrid Map



Terrain Map



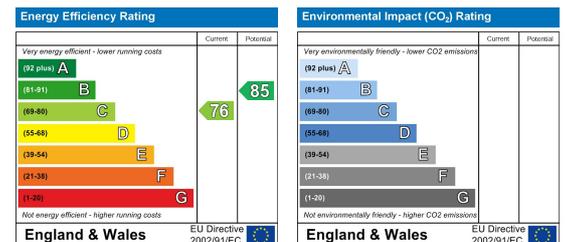
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.