

# Beacon Park

Sterling Rise, Tingley Common,  
Morley, Leeds, LS27 0HF

**ShaunMellor**



# Beacon Park Development

Sterling Rise, Tingley Common, Morley, Leeds, LS27 0HF, Mews Houses

Freehold  
TENURE

3 Bed  
ROOMS

2 Bath  
ROOMS

>1084  
SQ FT

>101  
SQ M

## Description

A development of just 14 high-quality homes currently under construction.

The mill conversion will consist of 11 townhouses arranged over three floors along with a two further 3 bedroom semi-detached homes and a single 3 bedroom detached home.

The townhouse properties will comprise reception lobby, utility, cloakroom/WC, open plan kitchen living area with patio doors to a rear garden leading to 2 parking spaces.

To the first floor are 2 bedrooms with family bathroom, to the second floor is a master bedroom with en-suite shower room and walk in wardrobe.

Externally there will be a private rear garden making a great entertaining space.

Sympathetically landscaped, this is a superb development close to all local amenities and an easy commute to Leeds City Centre and the motorway networks in all directions.

## Locality

Leeds City Centre 6.5 miles  
Birstall Retail Park 1.2 miles

- ✓ Outstanding Mill Conversion of 11 mews houses
- ✓ Outstanding and good schools
- ✓ ICW 10-year warranty
- ✓ One pair of new build semi-detached
- ✓ One 3 bedroom detached
- ✓ “HELP TO BUY” (HTB)
- ✓ See the drone video





**Kitchen**

- Wall and base units
- Oven, hob and extractor
- 50/50 Fridge freezer
- Dishwasher
- Washing machine
- Upgrades available for an early reservation

**Family bathroom**

- Half tiled bath
- Black bathroom fittings
- Vanity unit with hand wash basin

**Master bedroom**

- Twin velux
- Walk in wardrobe
- En-suite with velux

**Externally**

- Patio area
- Artificial Turf
- Timber fencing.
- Electric car charging point
- Two allocated parking spaces

**Features**

- Gas central Heating
- Intruder Alarm
- All floor coverings included.
- UPVC Acoustic Glass
- Landscaped development
- White painted walls
- TV points and ariel
- ICW 10 year new build warranty

**Internal Doors**

- Oak Doors
- Chrome Lever handle
- Anthracite Grey bi-fold doors to patio area and rear garden

**Security**

- Smoke detectors
- Locks to all windows

**Electrical**

- External lights
- White plastic fittings



Specification



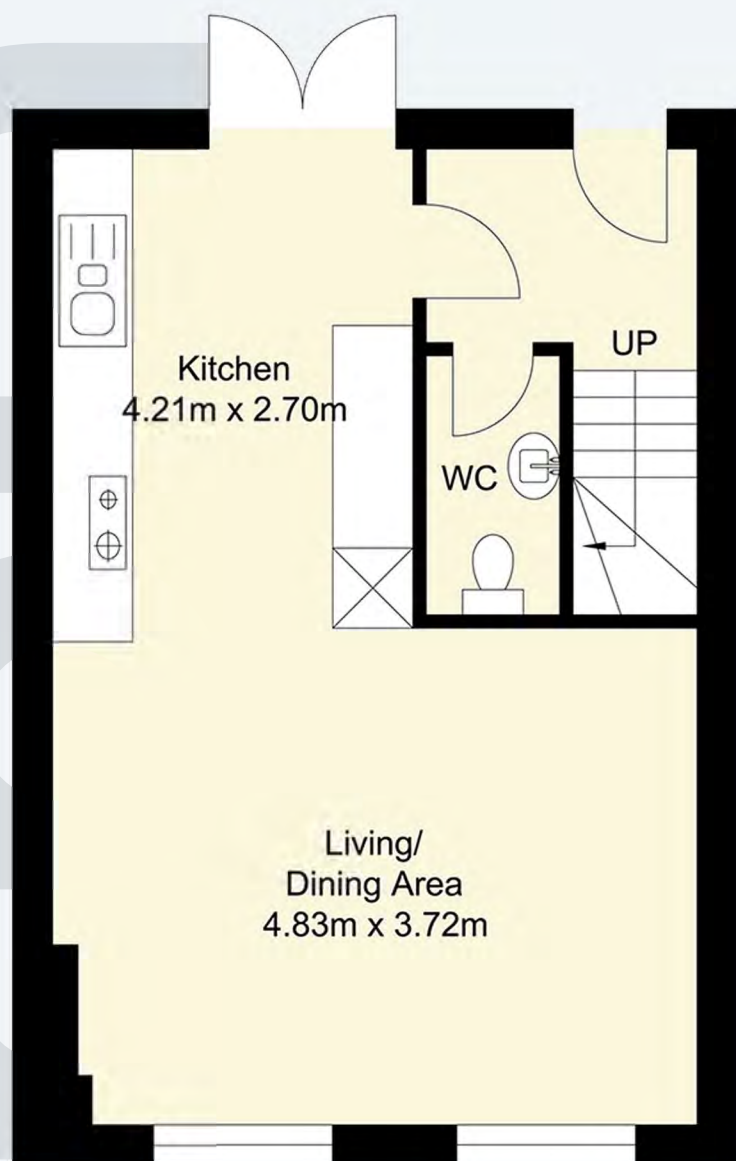
Developed by



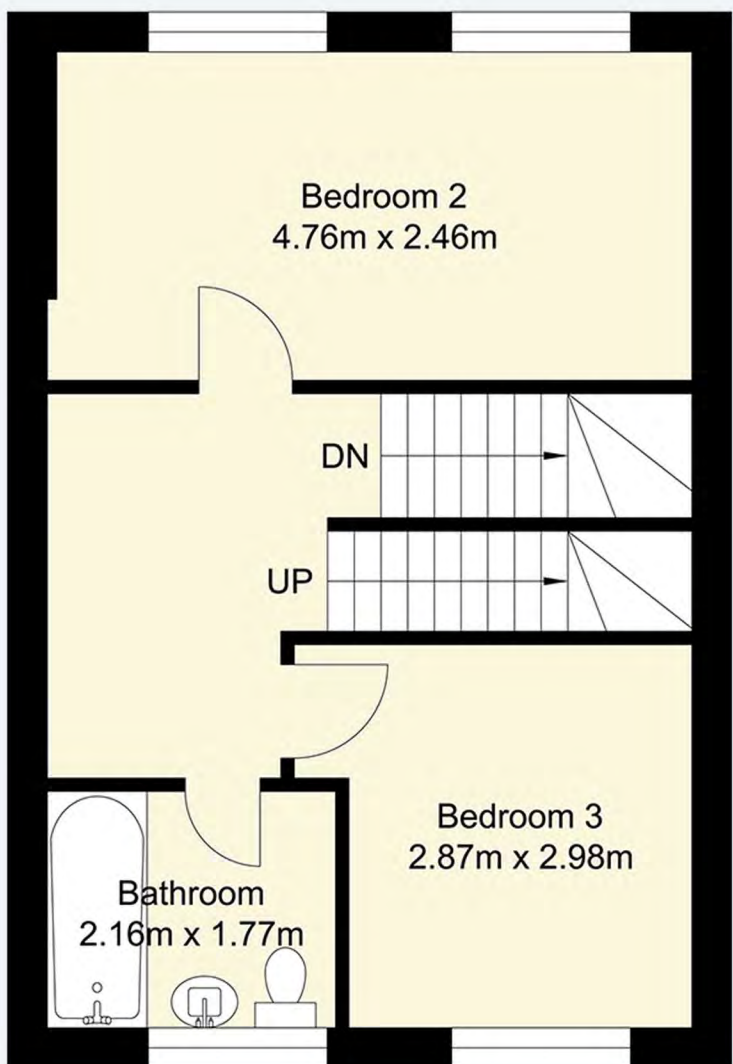
Morley



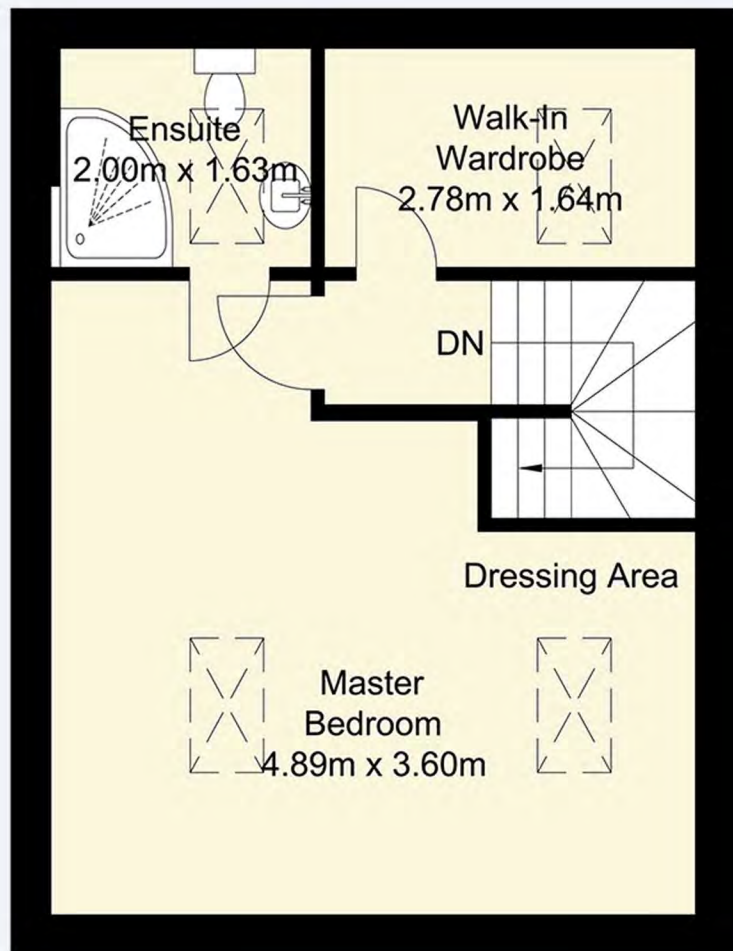
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Leeds, LS27 0HF, Mews Houses



Ground Floor



First Floor



Second Floor

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