



10 Heathcliffe Court, Bruntcliffe Road, Morley
£120,000

NO ONWARD CHAIN - IDEAL FIRST TIME
BUY/INVESTMENT PROPERTY - TWO BEDROOM TWO
BATHROOM GROUND FLOOR APARTMENT - FITTED
KITCHEN - SPACIOUS LIVING - PATIO AREA - GATED
PARKING - EXCELLENT TRANSPORT LINKS - LOW
RUNNING COSTS - LONG LEASE

Comprising of: Hallway, Spacious Open Plan Living
Area with Double Doors to the Patio Area , Fitted
Kitchen, House Bathroom Two Spacious Bedrooms,
Master of which has an En-Suite Bathroom. The
Property has Electric Heating. This would make an
Ideal First Time Buy or Investment Purchase. EPC
RATING - D

AREA GUIDE

Just off Junction 27 and 28 of the M62 is the Civil
Parish of Morley. The historic market town is situated
a convenient 5 miles out of Leeds City Centre and 7
miles from Wakefield, making it a fantastic spot for
commuters of either city. Alongside its great
networks, Morley has an array of local independent
and high street businesses and a vast amount of
schools making it an ideal location for families, young
professionals and those who enjoy a community feel.

TENURE

LEASEHOLD - 150 YEARS FROM 2006
GROUND RENT - £200.00 PER YEAR
SERVICE CHARGE - £1446.00 PER ANNUM



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

EPC RATING

RATING D

EPC

The EPC graph (shown to the Right) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a

voicemail out of hours with your information and we will call you back.

WATER METER

There is not a water meter in the property

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

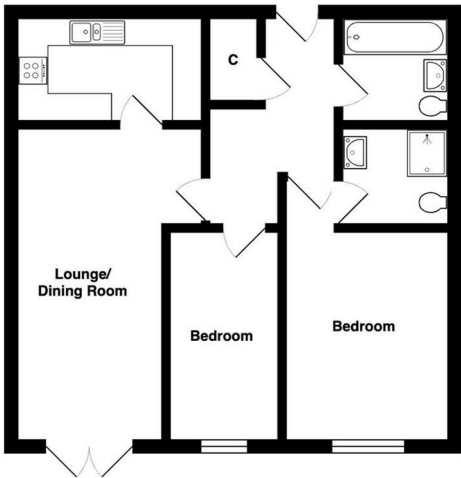
<https://checker.ofcom.org.uk/>

PARKING

The parking at the property is a communal gated car park with no assigned space

PROPERTY CONSTRUCTION

The property is Standard Construction



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		