



Settle Vale, Morley Leeds LS27 8YW

welcome to

Settle Vale, Morley Leeds

NO ONWARD CHAIN, TWO bedroom END TOWN HOUSE, close proximity to Morley Town Centre, IDEAL FTB/YOUNG FAMILY, LIVING ROOM, KITCHEN, DOWNSTAIRS WC, HOUSE BATHROOM, DRIVEWAY to the front and an ENCLOSED GARDEN to the rear. The current vendors are in the midst of buying the freehold.

Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading to the downstairs WC and living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, double glazed window to the front.

Living Room

15' 2" into bay x 9' 4" (4.62m into bay x 2.84m)
uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard.
Door leading through to the kitchen.

Kitchen

8' x 12' 8" (2.44m x 3.86m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with gas hob and extractor fan over, space for fridge freezer, cupboard housing the gas central heating boiler, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors, leading out to the decked area.

First Floor Landing

Loft access. Access to both bedrooms and house bathroom.

Bedroom One

8' 2" x 12' 8" (2.49m x 3.86m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

8' 6" x 12' 8" into recess (2.59m x 3.86m into recess)

Two uPVC double glazed windows to the front, gas central heating radiator and storage cupboard.

House Bathroom

A three piece fitted bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the side, and a gas central heating radiator.

Exterior

Driveway to the front and to the rear is an enclosed garden with decked area and having wall and fence boundaries.

Please Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.





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Settle Vale, Morley Leeds

- Two bedroom end town house with no onward chain
- Ideal FTB/young family home
- Downstairs WC
- Enclosed rear garden & driveway
- The current vendors are in the process of buying the freehold

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MLY110111 - 0013

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