



**High Street, Morley Leeds LS27 0DA**

**welcome to**

## **High Street, Morley Leeds**

SPACIOUS FIVE BEDROOM DETACHED accommodation with close proximity to Morley Town Centre and having good access to motorway links, the property is set over four floors and benefits from TWO RECEPTIONS ROOMS, ENSUITE facilities and ENCLOSED PAVED GARDEN and GARAGE to the rear.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Living Room**

14' 4" x 12' 5" ( 4.37m x 3.78m )

Door to the front, two uPVC double glazed windows to the front, gas central heating radiator, door

leading to the staircase and further door leading through to the kitchen.

### **Kitchen**

15' 10" x 14' 4" ( 4.83m x 4.37m )

Has a fully fitted modern kitchen with a range of wall and base mounted units with work surfaces over, incorporating sink and drainer, part tiled walls, integrated dishwasher, double electric oven with gas hob and cooker hood, space for washing machine, gas central heating radiator, uPVC double glazed window to the side, uPVC double glazed French doors leading to the rear. Door leading to the staircase.

### **First Floor Landing**

Access to bedrooms one and two and the house bathroom, gas central heating radiator, uPVC double glazed window. Stairs leading to the second floor landing.

### **Bedroom One**

12' 7" x 10' 1" ( 3.84m x 3.07m )

uPVC double glazed window to the rear, built-in wardrobes and gas central heating radiator. Access to the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, fully tiled walls to all visible areas, uPVC double glazed window to the side.

### **Bedroom Two**

12' 8" x 8' 2" plus recess ( 3.86m x 2.49m plus recess )

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





### **House Bathroom**

A three piece bathroom suite comprising of bath with mixer taps, low level flush WC, vanity sink unit, fully tiled walls to all visible areas, chrome heated towel rail, extractor fan and uPVC double glazed window to the side.

### **Second Floor Landing**

Access to bedrooms three and four.

### **Bedroom Three**

14' 3" x 9' 6" ( 4.34m x 2.90m )  
uPVC double glazed window to the front, gas central heating radiator, storage.

### **Bedroom Four**

13' 2" x 14' 1" ( 4.01m x 4.29m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Lower Ground Floor**

Access to bedroom five and a further reception room/bedroom.



### **Bedroom Five**

14' 3" x 11' 2" ( 4.34m x 3.40m )  
uPVC double glazed window to the side, gas central heating radiator.

### **Second Reception Room/bedroom**

15' 8" x 14' 3" ( 4.78m x 4.34m )  
uPVC double glazed windows to the rear and side, gas central heating radiator.

### **Exterior**

Door to the front of the property and a gate leading to the rear garden which is an easy maintainable paved garden, raised decked area, enclosed with stone and brick wall and a garage.



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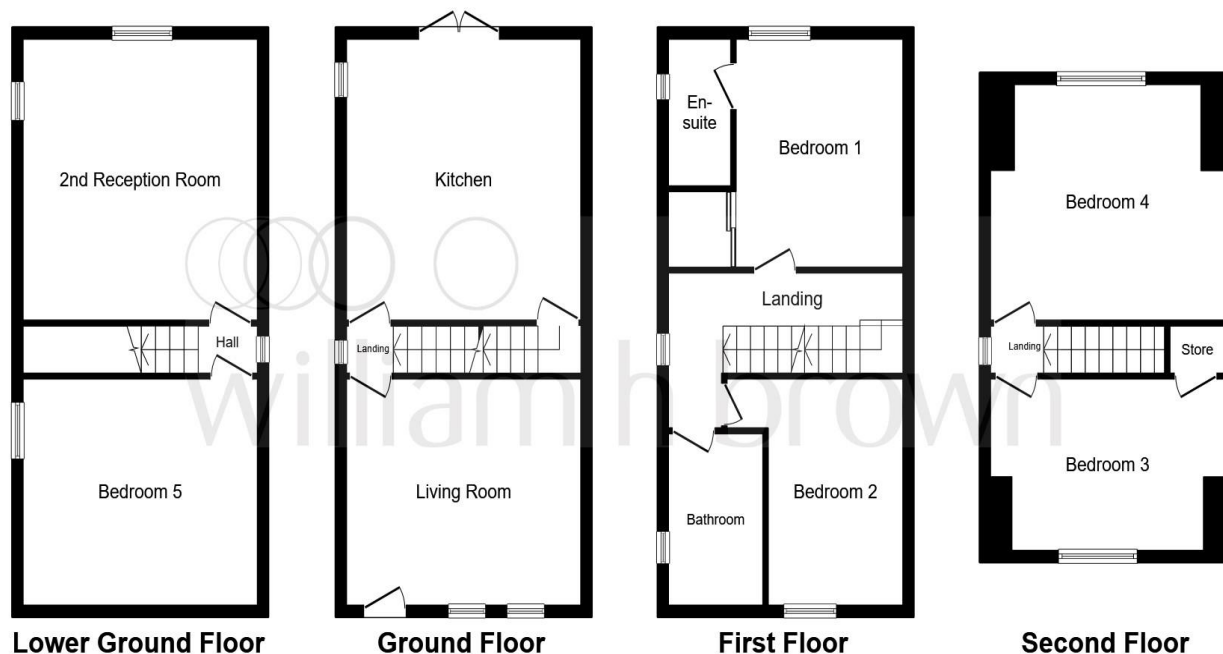
## High Street, Morley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five bedroom detached accommodation
- Spacious and set over four floors

Tenure: Freehold EPC Rating: E

guide price

**£220,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Property Ref:  
MLY109983 - 0004

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