



**Melbourne Mills Melbourne Street, Morley Leeds LS27 8BJ**

**welcome to**

## **Melbourne Mills Melbourne Street, Morley Leeds**

PERFECT FTB/INVESTMENT OPPORTUNITY, TWO bedroom FIRST FLOOR APARTMENT, set in a SECURE GATED DEVELOPMENT, with INTERCOM access and situated within walking distance to Morley Town Centre and all it's amenities it has to offer.

### **Entrance Hall**

Door to the rear, storage cupboard housing the water tank. Access into all rooms.

### **Living/Kitchen**

23' 1" x 12' 9" ( 7.04m x 3.89m )

Open plan living kitchen with a fitted kitchen to the rear having wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with induction hob and fitted extractor fan, integrated fridge, space for a washing machine, two electric heaters, double glazed window to front and side.

### **Bedroom One**

13' 4" x 8' 3" into recess ( 4.06m x 2.51m into recess )

Double glazed window to the side, electric heater, storage cupboard and fitted wardrobes.

### **Bedroom Two**

10' 8" x 12' 3" into recess ( 3.25m x 3.73m into recess )

Double glazed windows to the front and side, electric heater.

### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, heated towel rail.

### **Exterior**

Gated communal parking.





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## Melbourne Mills Melbourne Street, Morley Leeds

- Two bedroom first floor apartment
- Within walking distance to Morley Town Centre
- Secure gated development
- Open plan living kitchen
- Communal parking spaces

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£99,995**



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). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MLY110532 - 0005

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