









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" \times 8' 3" into recess (4.06m \times 2.51m into recess) Double glazed window to the side, electric heater, storage cupboard and fitted wardrobes.

Bedroom Two

10' 8" \times 12' 3" into recess ($3.25m \times 3.73m$ 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.













welcome to

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



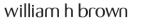
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

view this property online williamhbrown.co.uk/Property/MLY110532



Property Ref: MLY110532 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.