

# property details **approval form**

84 Clough Street, Morley, Leeds, West Yorkshire, England, LS27 8RW

**Date:** 12 August 2024

**Property Ref and Version:** MLY108760 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in the region of £175,000

Tenure: Freehold

## >> **key features**

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- > Three bedroom end terrace accommodation
- > No onward chain
- > In need of some modernisation
- > Gardens to front and rear
- > Close proximity to Morley Town Centre
- > EPC Rating: Awaited

## >> **short description**

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NO ONWARD CHAIN, THREE bedroom END TERRACE accommodation, close proximity to Morley Town Centre, in need of some modernisation but is well maintained throughout, KITCHEN/DINER, LIVING ROOM, HOUSE BATHROOM. WELL MAINTAINED GARDENS to both front and rear.

## >> **long description**

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Offered for sale with NO ONWARD CHAIN is this THREE bedroom END TERRACE accommodation, situated within close proximity to Morley Town Centre and all the amenities it has to offer, including good schools and having easy access to motorway links and White Rose Shopping Centre. The accommodation does require some modernisation but has been well maintained by the current owner and would make a fantastic first time buy or perhaps an investment opportunity. Call today to arrange your viewing.

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP  
**T** 0113 253 7100 **E** morley@williamhbrown.co.uk

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## >> **room description**

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### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the living room.

### **Living Room**

12' 1" x 14' 9" into recess ( 3.68m x 4.50m into recess )

uPVC double glazed window to the front, gas central heating radiator and a gas feature fire. Door leading through to the kitchen.

### **Kitchen/Diner**

8' 5" x 17' 11" ( 2.57m x 5.46m )

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, space for a oven, fridge freezer and washing machine, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the rear, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

uPVC double glazed window to the side, loft access. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

11' 6" x 9' 9" ( 3.51m x 2.97m )

uPVC double glazed window to the rear, gas central heating radiator, storage cupboard housing the gas central heating radiator.

### **Bedroom Two**

9' x 10' 1" into recess ( 2.74m x 3.07m into recess )

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

### **Bedroom Three**

8' 5" x 7' 9" ( 2.57m x 2.36m )

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

### **House Bathroom**

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

### **Exterior**

Having a well maintained lawned garden to the front with wall and hedge boundaries and to the rear is a lawned garden with a patio area, garden shed and hedge boundaries.

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## >> property images



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T 0113 253 7100 E [morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)

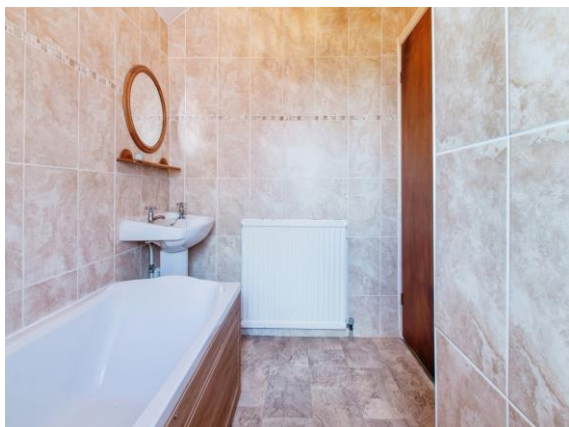
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## >> **property images**

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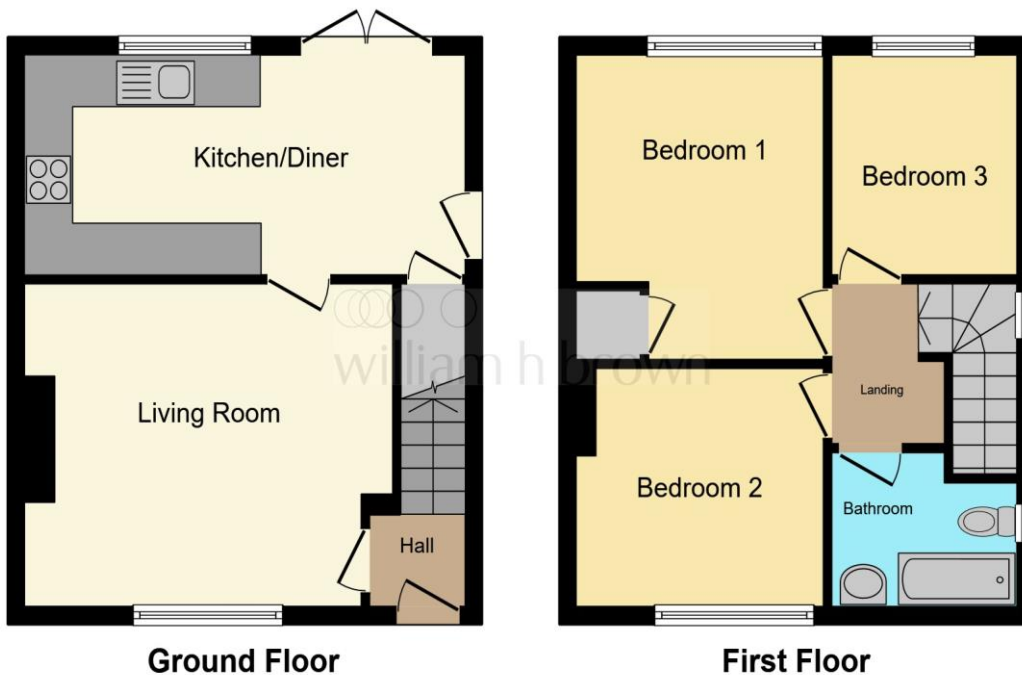
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## >> floor plan

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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)

## >> approval

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**Signature**

**Date**

<b>McCauley Fisher</b>		
<b>Miss J. Nichols</b>		

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