



**Rods View, Morley Leeds LS27 8AH**

**welcome to**

## **Rods View, Morley Leeds**

NO ONWARD CHAIN, TWO bedroom MID BACK to BACK TERRACE, ENCLOSED YARD AREA, NEEDS SOME WORK/MODERNISATION, close proximity to Morley Town Centre and all the amenities it has to offer, good access to motorway links, would make a perfect INVESTMENT opportunity or FTB home,

### **Living Room**

14' 4" x 13' 6" ( 4.37m x 4.11m )

Composite double glazed door to the front, uPVC double glazed window to the front, storage heater, stairs leading to the first floor landing.

### **Kitchen**

11' 3" x 5' 10" ( 3.43m x 1.78m )

uPVC double glazed window to the front, sink and drainer with mixer tap,

### **First Floor Landing Bedroom two**

14' 4" x 12' 8" into recess ( 4.37m x 3.86m into recess )

uPVC double glazed window, electric wall heater, storage cupboard.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps, low level flush WC, water tank, uPVC double glazed window to the front.

### **Second Floor Bedroom One**

9' 1" plus recess x 18' 10" plus recess ( 2.77m plus recess x 5.74m plus recess )

uPVC double glazed window to the front.

### **Exterior**

Enclosed yard area to the front and on street parking.

### **Please Note:**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





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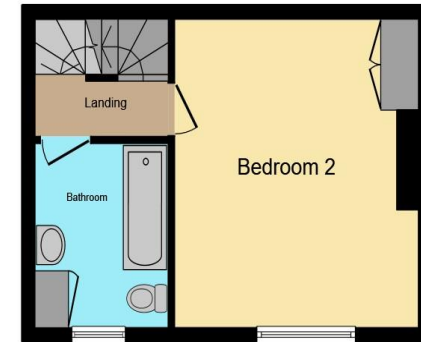
- Two bedroom mid back to back terrace accommodation
- No onward chain
- In need of works and modernisation
- Perfect investment opportunity/FTB home
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: F

**£135,000**



Ground Floor



First Floor



Second Floor



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:  
MLY110373 - 0004

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