



Nelson Place, Morley Leeds LS27 8LX

welcome to

Nelson Place, Morley Leeds

PERFECT FTB HOME, MODERN and WELL PRESENTED THROUGHOUT, READY TO MOVE INTO, KITCHEN, BASEMENT CELLAR, LIVING ROOM, HOUSE BATHROOM, ENCLOSED PAVED GARDEN. Close proximity to Morley Town Centre and having good access to motorway links.

Kitchen

7' 10" plus recess x 12' 11" (2.39m plus recess x 3.94m)
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, integrated oven and hob with extractor fan, space for washing machine and fridge freezer, fitted extractor fan, gas central heating radiator, gas central heating boiler, uPVC double glazed window and door to the front. Stairs leading to the basement cellar and door leading through to the living room.

Basement Cellar

Ideal for storage.

Living Room

12' 11" x 12' 11" into recess (3.94m x 3.94m into recess)
uPVC double glazed window and door to the rear, feature fire with surround and hearth.

First Floor Landing

Access to both bedrooms and the house bathroom.
Loft access which is part boarded.

Bedroom One

9' 11" x 11' 7" (3.02m x 3.53m)
uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

Bedroom Two

14' 1" x 6' 7" plus recess (4.29m x 2.01m plus recess)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

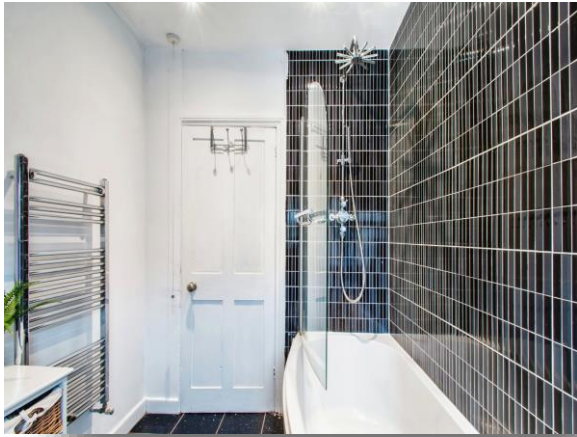
A good sized bathroom with a three piece suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated

towel rail, part tiled walls, uPVC double glazed window to the front.

Exterior

Enclosed paved garden area to the rear with fence boundaries and gated access.





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- Two bedroom mid through terrace
- Perfect FTB home
- Modern and well presented
- Enclosed garden area
- Close proximity to Morley Town Centre

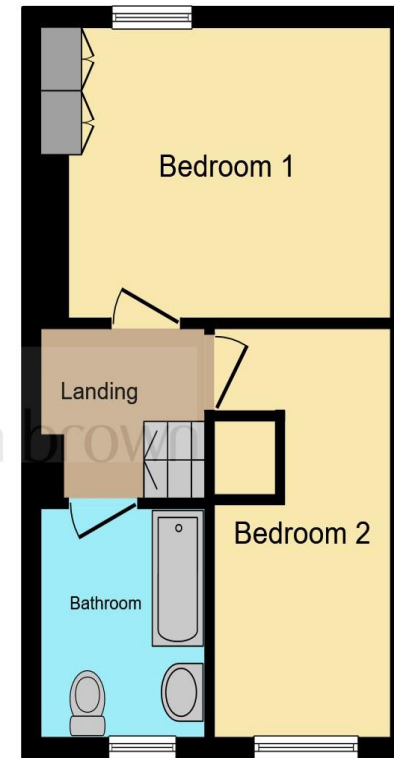
Tenure: Freehold EPC Rating: D

offers in the region of

£170,000



Ground Floor



First 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

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Property Ref:
MLY110668 - 0003

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