



**Gillroyd Parade, Morley Leeds LS27 8AN**

**welcome to**

## **Gillroyd Parade, Morley Leeds**

AVAILABLE with NO ONWARD CHAIN, PERFECT FTB HOME/INVESTMENT opportunity, SET over THREE FLOORS and having a LIVING ROOM, KITCHEN/DINER, TWO first floor BEDROOMS and a SPACIOUS BATHROOM, further SECOND FLOOR BEDROOM. LAWNED GARDEN to the front.

### **Entrance Hall**

uPVC double glazed door to the side, stairs leading to the first floor landing with understairs storage cupboard. Access into the living room and kitchen/diner.

### **Living Room**

13' 10" x 14' 5" ( 4.22m x 4.39m )

uPVC double glazed window to the rear, gas feature fire, ceiling beams, gas central heating radiator.

### **Kitchen/Diner**

10' 8" x 14' 5" ( 3.25m x 4.39m )

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 fridge/freezer, washing machine and oven, fitted extractor fan, gas central heating radiator, uPVC double glazed window and door to the front.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator. Access to two bedrooms and the house bathroom. Stairs leading to the second floor.

### **Bedroom One**

14' x 14' 6" ( 4.27m x 4.42m )

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

### **Bedroom Three**

7' 1" plus recess x 6' 8" ( 2.16m plus recess x 2.03m )

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

### **House Bathroom**

A spacious four piece bathroom suite comprising of a corner bath, shower cubicle, low level flush WC,

wash hand basin, gas central heating radiator, tiled walls, uPVC double glazed window to the front.

### **Second Floor Landing**

Loft storage space and access to bedroom two.

### **Bedroom Two**

12' 6" into recess x 10' 9" plus recess ( 3.81m into recess x 3.28m plus recess )

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

### **Exterior**

lawned garden to the front with fence boundaries.







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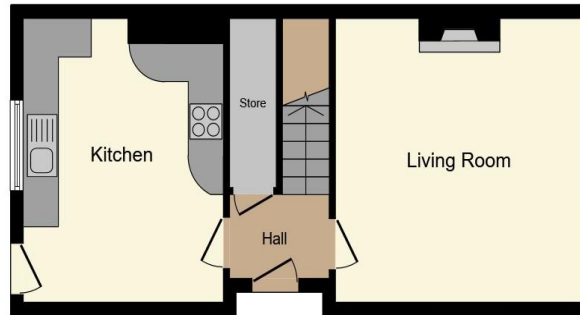
## Gillroyd Parade, Morley Leeds

- Three bedroom end through terrace
- No onward chain
- Set over three floors
- Lawned garden to the front
- Perfect FTB home

Tenure: Freehold EPC Rating: E

offers in the region of

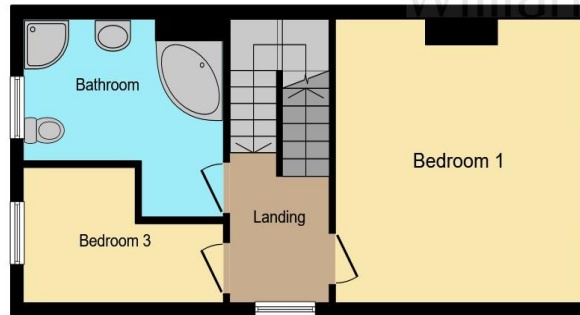
**£145,000**



Ground Floor



Second 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](http://www.focalagent.com)

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Property Ref:  
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