

**Howden Clough Road, Morley Leeds LS27 0LR**

**welcome to**

## **Howden Clough Road, Morley Leeds**

A PERFECT FTB/INVESTMENT property, TWO bedroom END BACK to BACK TERRACE accommodation, close proximity to Morley Town Centre and great access to motorway links, LIVING ROOM, SEPARATE KITCHEN, first floor bedroom, STUDY AREA and BATHROOM and further second floor bedroom. YARD area to the front.

### **Entrance Hall**

Composite double glazed door to the front, stairs leading to the first floor landing.

### **Living Room**

10' 9" x 14' 7" into recess ( 3.28m x 4.45m into recess )  
Gas central heating radiator and access to the basement cellar.

### **Basement Cellar**

Ideal for storage.

### **Kitchen**

5' 9" x 14' 4" ( 1.75m x 4.37m )  
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, integrated oven, gas hob, fitted extractor fan, space for washing machine and tumble dryer, uPVC double glazed window to the front.

### **First Floor Landing**

Gas central heating radiator, cupboard housing the gas central heating boiler, access to a study area and stairs leading to the second floor bedroom.

### **Study Space**

6' x 8' 4" MAX ( 1.83m x 2.54m MAX )

### **Bedroom One**

10' 7" x 10' 1" ( 3.23m x 3.07m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

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

### **Second Floor Bedroom Two**

8' 8" x 9' 5" ( 2.64m x 2.87m )  
uPVC double glazed window to the side, gas central heating radiator, storage cupboard.

### **Exterior**

Yard area to the front and on street parking.







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## Howden Clough Road, Morley Leeds

- Two bedroom end back to back terrace
- Perfect FTB/investment property
- Yard to the front
- On street parking
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

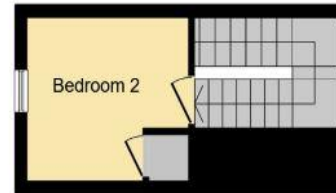
**£130,000**



Ground Floor



First Floor



Second Floor

  
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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)

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Property Ref:  
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**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**