



Melbourne Mills Melbourne Street, Morley Leeds LS27 8BJ

welcome to

Melbourne Mills Melbourne Street, Morley Leeds

FABULOUS TWO bedroom DUPLEX APARTMENT, close proximity to Morley Town Centre, separate WC, OPEN PLAN LIVING KITCHEN, TWO BEDROOMS, BATHROOM and ENSUITE facilities. SECURED GROUNDS with RESIDENT PARKING. To be sold with sitting tenants.

Entrance Hall

Door to the rear, stairs leading to the upper floor with understairs storage. Access to the WC and open plan living kitchen.

hand basin, part tiled walls.

Exterior

Secure gated car park with allocated parking space.

Wc

Having a low level flush WC and wash hand basin.

Living Kitchen

16' 10" x 12' 5" (5.13m x 3.78m)

A fabulous open space having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, electric hob, extractor fan, space for a washing machine, storage cupboard and two uPVC double glazed windows to the front.

Landing

Having access to both bedrooms and bathroom.

Bedroom One

11' 4" MAX x 12' 5" MAX (3.45m MAX x 3.78m MAX)

Double glazed skylight to the side, electric wall heater, cupboard housing the water tank and access into the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, heated towel rail.

Bedroom Two

6' 5" x 12' 5" (1.96m x 3.78m)

Double glazed skylight to the side, electric wall heater.

Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash





view this property online williamhbrown.co.uk/Property/MLY109763



welcome to

Melbourne Mills Melbourne Street, Morley Leeds

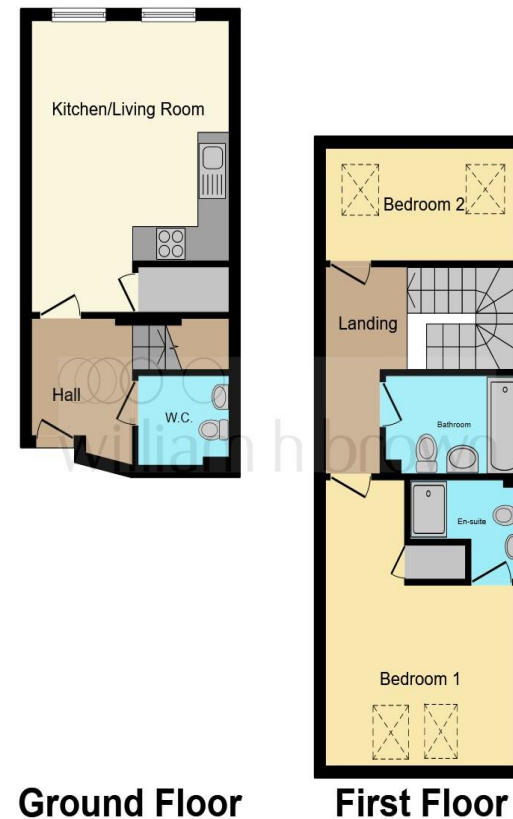
- Two bedroom duplex upper floor apartment
- Open plan living kitchen
- Bathroom & Ensuite facilities
- Separate WC
- Resident parking spaces

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



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

view this property online williamhbrown.co.uk/Property/MLY109763



Property Ref:
MLY109763 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk