



**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





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## 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

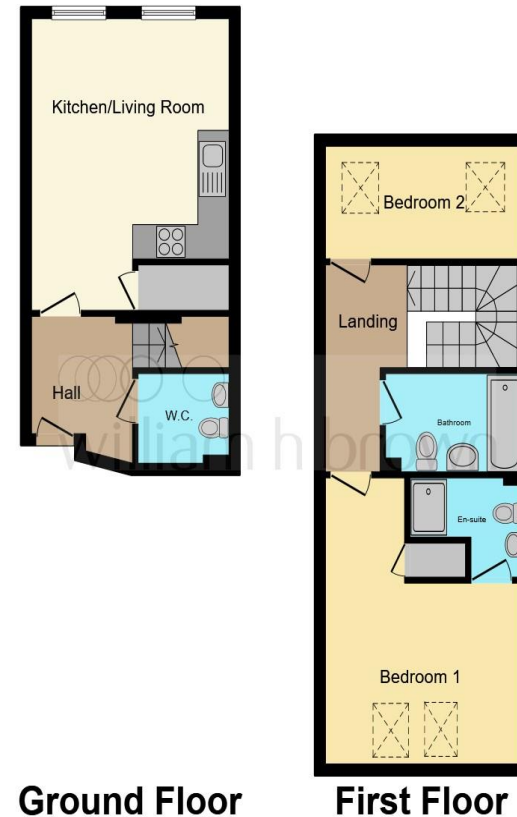
Council Tax Band: B Service Charge: 2058.04

Ground Rent: 598.26

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

**£90,000**



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

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Property Ref:  
MLY109763 - 0006

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