



**Mill House Fountain Street, Morley Leeds LS27 9FA**

**welcome to**

## **Mill House Fountain Street, Morley Leeds**

PERFECT FTB/YOUNG COUPLE/INVESTMENT, FABULOUS TWO bedroom FIRST FLOOR APARTMENT, situated within close proximity to Morley Town Centre, AVAILABLE with NO ONWARD CHAIN and having ALLOCATED PARKING SPACE.

### **Entrance Hall**

Storage cupboard, intercom system, gas central heating radiator and access to both bedrooms, bathroom and living room.

### **Living Room**

10' 5" x 16' 2" ( 3.17m x 4.93m )

uPVC double glazed French doors, two gas central heating radiators and door leading through to the kitchen.

### **Kitchen**

7' 4" x 12' 2" ( 2.24m x 3.71m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge freezer and washing machine, gas central heating boiler, gas central heating radiator, uPVC double glazed window.

### **Bedroom One**

10' x 12' 6" ( 3.05m x 3.81m )

uPVC double glazed window and gas central heating radiator.

### **Bedroom Two**

10' 3" x 9' 11" ( 3.12m x 3.02m )

uPVC double glazed window and gas central heating radiator.

### **Bathroom**

A four piece bathroom suite comprising of shower cubicle, low level flush WC, bath with taps, wash hand basin, part tiled, storage cupboard, chrome heated towel rail, uPVC double glazed window.

### **Exterior**

Allocated parking space.





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## Mill House Fountain Street, Morley Leeds

- Two bedroom first floor apartment
- Close proximity to Morley Town Centre
- Perfect FTB/young couple/investor
- No onward chain
- Allocated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£138,000**



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:  
MLY111014 - 0003

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william h brown



**0113 253 7100**



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



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



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