









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" \times 16' 2" ($3.17m \times 4.93m$) 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 surafces 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' \times 12' 6" ($3.05m \times 3.81m$) uPVC double glazed window and gas central heating radiator.

Bedroom Two

10' 3" x 9' 11" ($3.12m \times 3.02m$) uPVC double glazed window and gas central heating radiator.

Bathroom

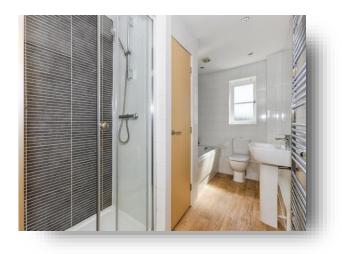
A four piece bathroom suite comprising of shower cubicle, low level flush WC, bath with taps, wash hand basin, part tiled, storage cupboard, chrome heated towel rail, uPVC double glazed window.

Exterior

Allocated parking space.













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- 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

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Property Ref: MLY111014 - 0003 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.





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