



**King Street, Morley Leeds LS27 9ES**

**welcome to**

## **King Street, Morley Leeds**

PERFECT FTB/INVESTMENT OPPORTUNITY, MODERN and WELL PRESENTED throughout, TWO bedroom BACK to BACK TERRACE accommodation with GARDEN area to the front, situated within close proximity to Morley Town Centre and having good access to motorway links.

### **Living Room**

15' 11" x 13' 7" MAX ( 4.85m x 4.14m MAX )  
uPVC double glazed door and window to the front,  
gas central heating radiator, gas fire, stairs leading  
to the first floor landing.

### **Kitchen**

12' 9" x 5' 8" ( 3.89m x 1.73m )  
Has a fully fitted kitchen with a range of wall and  
base mounted units with complementary work  
surfaces over, incorporating sink, gas hob, space for  
washing machine and fridge freezer, gas central  
heating radiator, uPVC double glazed window. Stairs  
leading to the basement cellar.

### **Basement Cellar**

#### **Coal Store**

6' 11" x 4' 9" ( 2.11m x 1.45m )

#### **Storage Room**

6' 11" x 10' ( 2.11m x 3.05m )

### **First Floor Landing**

#### **Bedroom One**

12' 9" x 11' ( 3.89m x 3.35m )  
uPVC double glazed window, newly fitted gas  
central heating radiator, fitted wardrobe and  
cupboard.

#### **Bedroom Two**

16' 4" MAX x 9' 10" MAX ( 4.98m MAX x 3.00m MAX )  
uPVC double glazed window, newly fitted gas  
central heating radiator.

### **Bathroom**

Having a three piece bathroom suite comprising of  
bath with taps and shower over, low level flush WC,  
wash hand basin, part tiled walls, chrome heated  
towel rail, storage cupboard housing the gas central  
heating boiler, uPVC double glazed window.

### **Exterior**

Enclosed garden area to the front with paved and  
artificial grass areas having fence boundaries.

### **Please Note:**

This property is a flying freehold.





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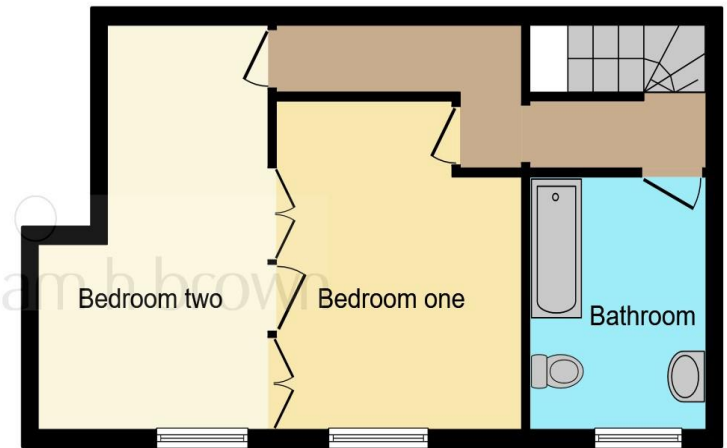
- Two bedroom back to back terrace
- Perfect FTB/INVESTMENT
- Modern and well presented throughout
- Close proximity to Morley Town Centre
- Good access to motorway links

Tenure: Freehold EPC Rating: D

**£178,500**



**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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