



Clifford Place, Morley Leeds LS27 7PP

welcome to

Clifford Place, Morley Leeds

FABULOUS THREE bedroom MID BACK to BACK TERRACE accommodation, PERFECT FTB home or INVESTMENT opportunity, WELL PRESENTED throughout, FITTED KITCHEN, SPACIOUS LIVING ROOM and BASEMENT CELLAR, THREE BEDROOMS, TRADITIONAL FITTED BATHROOM, ENCLOSED GARDEN to the front.

Entrance Hall

Composite double glazed door to the front, door leading into the living room and open access into the kitchen.

Living Room

16' 2" x 15' 2" (4.93m x 4.62m)

uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing.

Kitchen

12' 9" x 6' 9" (3.89m x 2.06m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, part tiled wall, electric oven, gas hob, fitted extractor fan, integrated dishwasher, space for a fridge freezer, gas central heating radiator, tiled floor, uPVC double glazed window to the front, stairs leading to the basement cellar.

Basement Cellar

16' 2" MAX x 15' 8" MAX (4.93m MAX x 4.78m MAX)

Spacious cellar housing the gas central heating boiler and fuse box.

First Floor Landing

Access to bedrooms one and three and the house bathroom. Storage cupboard, loft access and stairs leading to bedroom two.

Bedroom One

16' 1" MAX x 10' 5" (4.90m MAX x 3.17m)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

10' 2" x 6' 11" (3.10m x 2.11m)

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A traditional three piece bathroom suite comprising of bath with taps and waterfall shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, storage cupboard, gas central heating radiator, decorative tiled flooring and uPVC double glazed window to the front.

Second Floor Bedroom Two

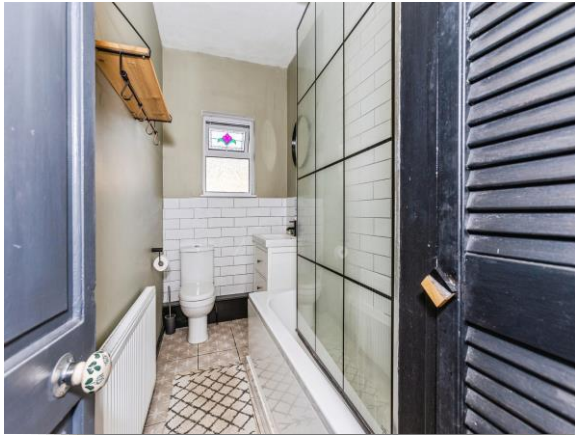
10' 10" MAX x 16' 10" MAX (3.30m MAX x 5.13m MAX)

uPVC double glazed window to the front, gas central heating radiator.

Exterior

Enclosed garden area to the front with wall and fence boundaries.





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Clifford Place, Morley Leeds

- Three bedroom mid back to back terrace accommodation
- Perfect FTB/Investment opportunity
- Basement cellar
- Enclosed garden to the front
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

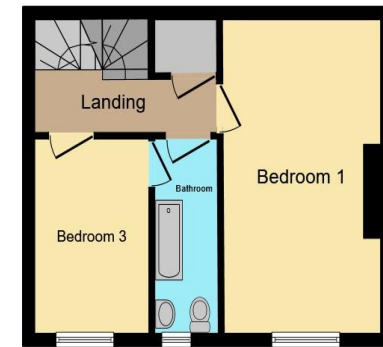
Council Tax Band: A

offers over

£190,000



Ground Floor



First Floor



Second Floor

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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:
MLY110902 - 0003

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