



Butterworth Hall High Street, Morley Leeds LS27 9AL

welcome to

Butterworth Hall High Street, Morley Leeds

PERFECT FTB/INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, situated off High Street within close proximity to Morley Town Centre, ONE bedroom split level APARTMENT set over two floors and benefits from a PRIVATE PARKING SPACE and communal feature flagged PATIO AREA.

Entrance Porch

Wooden door to the front, door leading into the hallway.

Hallway

Door to the front, electric heater, doors leading to the WC/cloakroom and living room and spiral staircase leading to the upper floor.

Wc/Cloakroom

Having a low level flush WC, wash hand basin.

Living Area

19' into bay x 12' 8" (5.79m into bay x 3.86m)
uPVC double glazed bay window to the front and uPVC double glazed window to the side, two electric heaters, feature fireplace. Open with the kitchen.

Kitchen Area

12' 3" MAX x 8' 4" MAX (3.73m MAX x 2.54m MAX)
Has 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, fitted extractor fan, space for fridge freezer and washing machine, uPVC double glazed window to the rear. Open with the living area.

Bedroom

15' 2" x 15' 10" (4.62m x 4.83m)
uPVC double glazed window to the front and side, electric heater, storage cupboard housing the water tank. Door leading to the bathroom.

Bathroom

Having a bath with taps and shower over, wash hand basin, wall heater and uPVC double glazed window to the rear.

Exterior

Communal patio and private parking space.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) Please note the vendor of this property is an associate of a staff member of Connells Group.





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Butterworth Hall High Street, Morley Leeds

- One bedroom split level apartment with private parking space
- Perfect FTB/investment opportunity
- Close proximity to Morley Town Centre
- No onward chain
- Feature flagged patio area

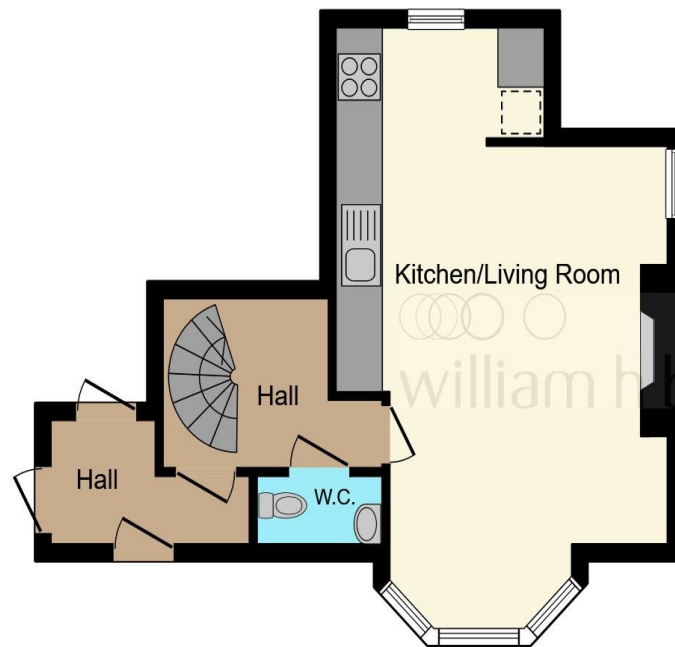
Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 840.00

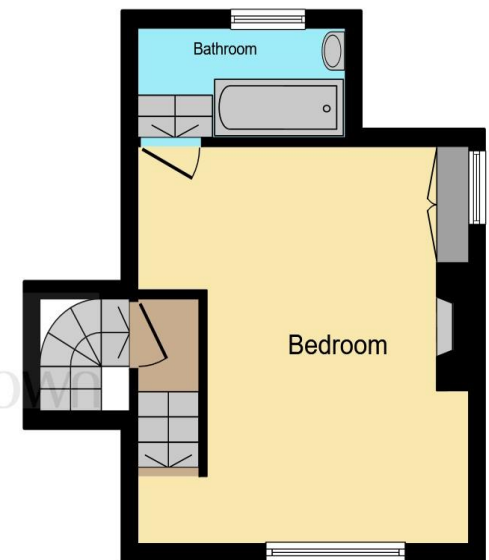
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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



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

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Property Ref:
MLY111076 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of



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