



**Providence Works Howden Clough Road, Morley Leeds LS27
0LR**

welcome to

Providence Works Howden Clough Road, Morley Leeds

PERFECT FTB/INVESTMENT opportunity, NO ONWARD CHAIN, TWO DOUBLE bedroom FIRST FLOOR APARTMENT both having ENSUITES, SEPARATE WC, LIVING ROOM with Juliet balcony and FITTED KITCHEN. SECURED ALLOCATED PARKING. Good access to motorway links and Morley Town Centre.

Entrance Hall

Storage cupboard housing the water heater.

flush WC, wash hand basin, part tiled walls, extractor fan.

Separate Wc

Low level flush WC, wash hand basin, part tiled walls.

Exterior

Secured allocated parking space.

Living Room

17' 3" x 12' 2" (5.26m x 3.71m)

uPVC double glazed French doors with Juliet balcony, uPVC double glazed window, wall heater and access into the kitchen.

Kitchen

8' 4" x 10' 10" (2.54m x 3.30m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer, electric oven, induction hob, integrated dishwasher and fridge freezer, space for a washing machine and tumble dryer, part tiled walls, uPVC double glazed window.

Bedroom One

15' 2" x 9' 5" (4.62m x 2.87m)

uPVC double glazed window and access to the ensuite.

Ensuite

Fitted suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls.

Bedroom Two

12' 1" MAX x 10' 9" MAX (3.68m MAX x 3.28m MAX)

uPVC double glazed window, wall heater and access to ensuite.

Ensuite

Fitted suite comprising of shower cubicle, low level





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Providence Works Howden Clough Road, Morley Leeds

- Two bedroom first floor apartment
- Perfect FTB/investment opportunity
- Secure gated parking space
- Two double bedrooms with ensuites
- Separate WC

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



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:
MLY111074 - 0002

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