

Farm Hill Road, Morley Leeds LS27 9RD

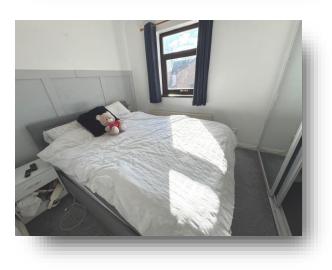


welcome to

Farm Hill Road, Morley Leeds

PERFECT FTB/YOUNG FAMILY HOME, TWO bedroom SEMI DETACHED accommodation, close proximity to Morley Town Centre and having good access to motorway links, bus routes and good schools, LIVING ROOM, KITCHEN, CONSERVATORY, HOUSE BATHROOM, DRIVEWAY and GARDENS.













Entrance Porch

UPVC double glazed door to the front providing access to the property with radiator.

Lounge

15' 3" x 12' (4.65m x 3.66m) With UPVC double glazed window to the front, electric feature fire and radiator.

Kitchen

6' 10" x 11' 11" (2.08m x 3.63m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, electric hob, space for fridge freezer and washing machine, radiator, UPVC double glazed window and cupboard that houses the boiler.

Conservatory

9' 2" x 9' 10" ($2.79m \times 3.00m$) With UPVC double glazed windows and door leading to the rear garden.

First Floor Landing

Provides access to the loft space and access to both bedrooms and the house bathroom.

Bedroom One

 $8^{\prime}\,$ x 12' into wardrobe (2.44m x 3.66m into wardrobe) With UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom Two

 6^{\prime} 10" x 11' 11" (2.08m x 3.63m) With UPVC double glazed window to the rear and radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, low level flush WC and UPVC double glazed window to the side.

Exterior

Driveway to the side with a lawned area to the front and to the side/rear is a lawned garden.





welcome to

Farm Hill Road, Morley Leeds

- Two bedroom semi detached accommodation
- Perfect FTB/young family home
- Conservatory
- Driveway to the side
- Lawned garden to the side/rear

Tenure: Freehold EPC Rating: D Council Tax Band: C

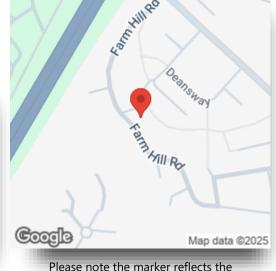
£194,995





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postcode not the actual property

The Property Ombudsman

Property Ref: MLY111149 - 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.

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.

william h brown



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0113 253 7100

morley@williamhbrown.co.uk

80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk