



**Observer Mews, Morley Leeds LS27 8JG**

**welcome to**

## **Observer Mews, Morley Leeds**

FANTASTIC OPPORTUNITY to purchase this UNIQUE THREE bedroom MEWS STYLE home, set over three floors with NO ONWARD CHAIN, DOWNSTAIRS WC, THREE BEDROOMS, ENSUITE to master, SHOWER ROOM, LIVING ROOM and KITCHEN. Great access into Morley Town Centre and close proximity to Morley Train Station.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Ground Floor Entrance Hall**

Spacious hallway with a wooden door to the front, gas central heating radiator, stairs leading to the lower ground and stairs leading to the first floor. Access to the downstairs WC and bedroom one.

### **Downstairs Wc**

Low level flush WC, wash hand basin, heated towel

rail, gas central heating boiler, wooden double glazed window to the front.

### **Bedroom One**

24' 4" MAX x 15' 8" ( 7.42m MAX x 4.78m )

Two wooden double glazed windows to the rear, two gas central heating radiators, wooden double glazed window to the side. Access to the ensuite.

### **Ensuite**

A four piece suite comprising of bath with taps, shower cubicle, low level flush WC, chrome heated towel rail, part tiled walls.

### **Lower Ground Floor**

Access to bedrooms two and three and a shower room.

### **Bedroom Two**

11' 11" plus wardrobe x 12' 6" MAX ( 3.63m plus wardrobe x 3.81m MAX )

Wooden double glazed window to the rear, gas central heating radiator, fitted wardrobes.

### **Bedroom Three**

9' 4" plus recess x 9' 9" MAX ( 2.84m plus recess x 2.97m MAX )

Wooden double glazed window to the side, gas central heating radiator, fitted wardrobes.

### **Shower Room**

Having a shower cubicle, low level flush WC, wash hand basin, heated towel rail, wooden double glazed window to the side.





### **First Floor**

Access to the kitchen and living room.

### **Kitchen**

11' 11" x 12' 3" MAX ( 3.63m x 3.73m MAX )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating a integrated oven, fridge freezer, dishwasher and washing machine, gas hob, fitted extractor fan, gas central heating radiator, wooden double glazed window to the front.

### **Living Room**

29' x 17' 5" MAX ( 8.84m x 5.31m MAX )

Two wooden double glazed windows to the rear, wooden double glazed window to the side, two gas central heating radiators.



***view this property online*** [williamhbrown.co.uk/Property/MLY111214](http://williamhbrown.co.uk/Property/MLY111214)



welcome to

## Observer Mews, Morley Leeds

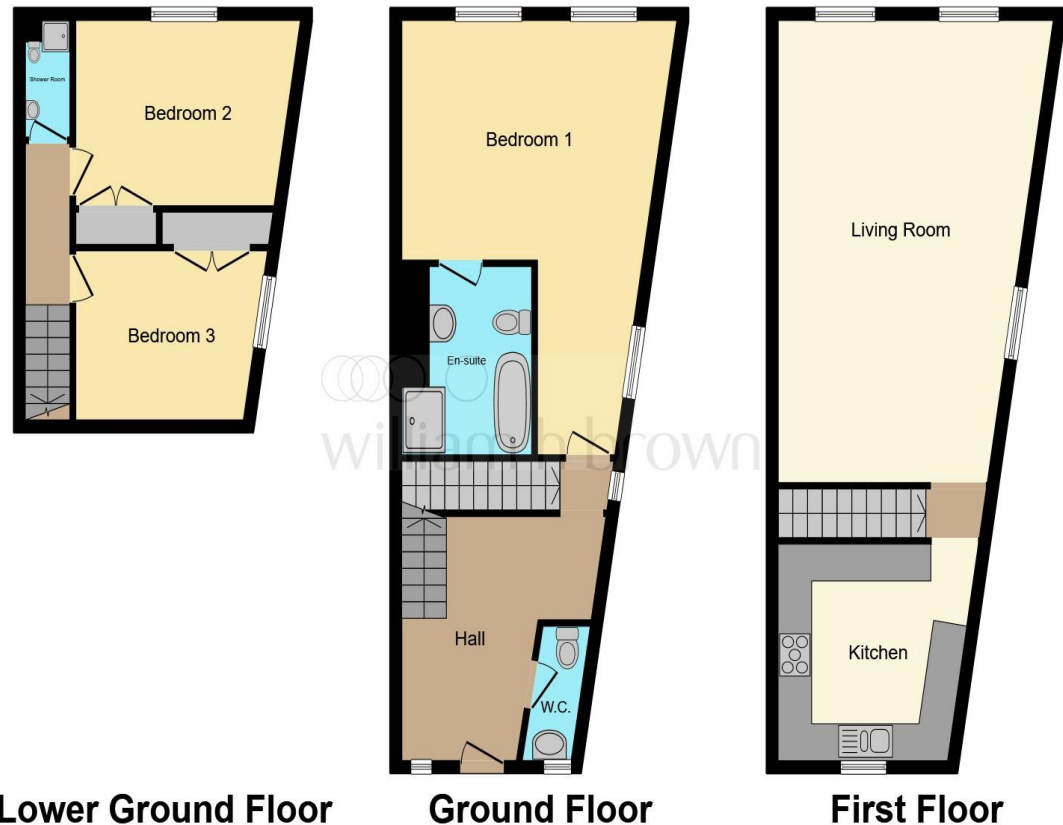
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Unique three bedroom mews style home
- Great access to local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£240,000**



Lower Ground Floor

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)

**view this property online** [williamhbrown.co.uk/Property/MLY111214](http://williamhbrown.co.uk/Property/MLY111214)



Property Ref:  
MLY111214 - 0002

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



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**