



Fountain Street, Morley Leeds LS27 0PX

welcome to

Fountain Street, Morley Leeds

FOUR bedroom MID THROUGH TERRACE accommodation, ORIGINAL FEATURES, NO ONWARD CHAIN, SET OVER FOUR FLOORS with TWO RECEPTION ROOMS, KITCHEN, BASEMENT CELLAR, TWO first floor BEDROOMS and HOUSE BATHROOM and TWO further BEDROOMS to the second floor. PAVED YARD to the rear with access to the GARAGE.

Entrance Hall

Composite door to the front, gas central heating radiator. Access into the living room and dining room.

Living Room

16' 11" x 11' 5" (5.16m x 3.48m)
uPVC double glazed window to the front, gas fire with surround and hearth, gas central heating radiator, coving and ceiling rose.

Dining Room

16' 2" x 11' 10" (4.93m x 3.61m)
Wood framed single glazed stain glass window to the rear, stairs leading to the first floor landing and access through to the kitchen.

Kitchen

16' x 6' 7" (4.88m x 2.01m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven and grill, space for a washing machine and dishwasher, gas hob, part tiled walls, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear and Composite door to the side with stain glassed window. Access to the basement cellar.

Cellar

16' 4" x 11' 8" (4.98m x 3.56m)
uPVC double glazed window to the front, gas central heating radiator.

First Floor Landing

Storage cupboard, gas central heating radiator.
Access to bedrooms two and three and the house bathroom.

Bedroom Two

15' x 16' 5" (4.57m x 5.00m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

16' 3" x 9' 2" (4.95m x 2.79m)
Wood framed single glazed stain glass window to the rear, gas central heating radiator, feature fireplace.

House Bathroom

A bathroom suite comprising of a walk-in shower, low level flush WC, wash hand basin, gas central heating radiator, has plumbing for a bath, uPVC double glazed window to the rear.

Second Floor Landing

uPVC double glazed window to the rear, storage cupboard. Access to bedrooms one and four.

Bedroom One

16' 4" x 15' 1" (4.98m x 4.60m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

11' 11" x 9' 2" (3.63m x 2.79m)
uPVC double glazed window to the rear, gas central heating radiator.

Exterior

Paved garden to the rear and access to the garage,

Please Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.'





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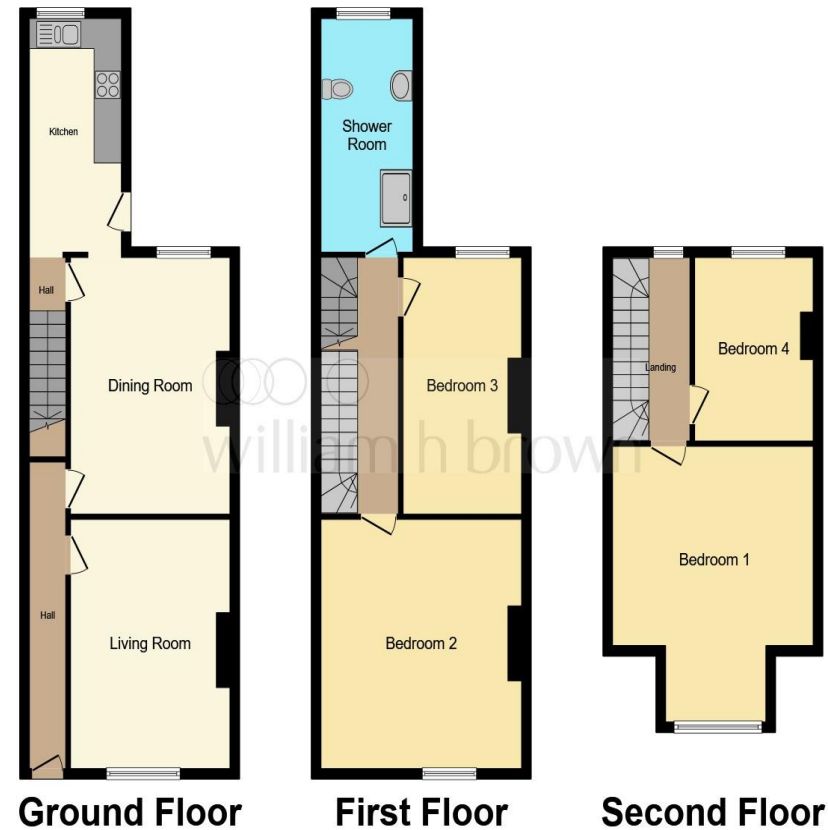
welcome to

Fountain Street, Morley Leeds

- Four bedroom mid through terrace accommodation
- Set over four floors
- No onward chain
- Two reception rooms
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: F
Council Tax Band: B

£230,000



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:
MLY111333 - 0002

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