



**Grange Buildings, Morley Leeds LS27 0HX**

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## Grange Buildings, Morley Leeds

PERFECT FTB/INVESTMENT OPPORTUNITY, TWO bedroom END BACK to BACK TERRACE, LIVING ROOM, KITCHEN, BASEMENT ROOM with STORAGE and ENSUITE, TWO first floor BEDROOMS and HOUSE BATHROOM. ENCLOSED LAWNED GARDEN to the front. Close proximity to Morley Town Centre.

### Living Room

15' 10" x 13' 10" ( 4.83m x 4.22m )

Wooden door to the front, uPVC double glazed window to the front, gas central heating radiator, log burner set within the chimney breast. Door leading into the kitchen and stairs leading to the basement.

### Kitchen

13' 4" x 6' ( 4.06m x 1.83m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, space for a washing machine and fridge freezer, part tiled walls, tiled flooring, gas central heating radiator, uPVC double glazed window to the front.

### Basement Accommodation

15' 6" x 10' 10" ( 4.72m x 3.30m )

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes. Access to the ensuite and storage cupboard.

### Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, heated towel rail.

### First Floor Landing

uPVC double glazed window to the side, storage. Access to both bedrooms and the house bathroom.

### Bedroom One

16' 6" x 9' ( 5.03m x 2.74m )

uPVC double glazed window to the front, fitted wardrobe, gas central heating radiator.

### Bedroom Two

10' 1" x 6' 2" ( 3.07m x 1.88m )

uPVC double glazed window to the front, gas central heating radiator.

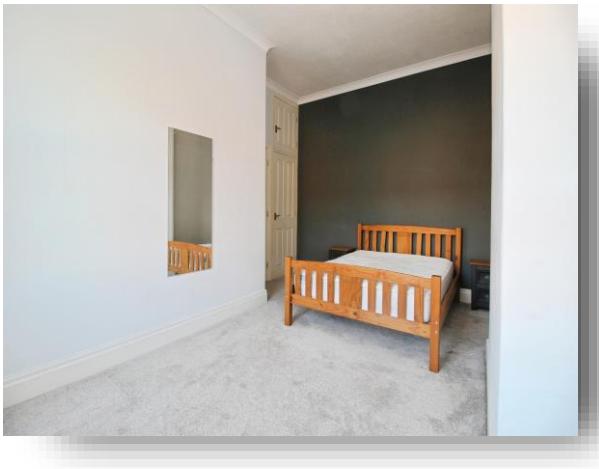
### House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, heated towel rail, part tiled walls, uPVC double glazed window to the front.

### Exterior

Enclosed lawned garden to the front with wall and hedge boundaries and gated access.





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## Grange Buildings, Morley Leeds

- Two bedroom end back to back front terrace
- Perfect FTB/investment
- Basement accommodation & ensuite
- Living room with separate kitchen
- Enclosed lawned garden to the front

Tenure: Freehold EPC Rating: D

Council Tax Band: A

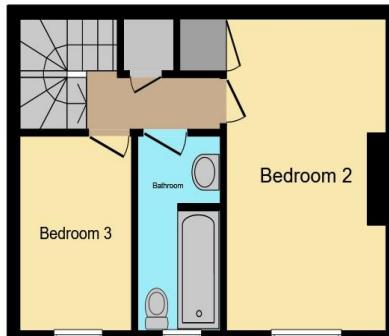
**£170,000**



Lower Ground Floor



Ground Floor



First Floor

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Property Ref:  
MLY111363 - 0003

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