









welcome to

Wesley Street, Morley Leeds

SPACIOUS THREE BEDROOM MID TERRACE, CLOSE PROXIMITY to MORLEY TOWN CENTRE, GOOD ACCESS to MOTORWAY LINKS, FITTED KITCHEN, SPACIOUS LIVING ROOM, THREE first floor BEDROOMS, HOUSE BATHROOM, ENCLOSED LAWNED GARDEN.

Entrance Hall

uPVC double glazed door to the side, access to the downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, uPVC double glazed window to the side.

Kitchen

12' 5" x 15' 8" (3.78m x 4.78m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating a double sink, electric oven and hob, fitted extractor fan, integrated dishwasher, space for a washing machine and fridge freezer, understairs storage cupboard, gas central heating radiator, uPVC double glazed window to the front.

Living Room

13' 5" x 12' 5" (4.09m x 3.78m) uPVC double glazed window to the rear, gas central heating radiator, electric fire.

First Floor Landing

Cupboard housing the gas central heating boiler, loft access. Access to all three bedrooms and house bathroom.

Bedroom One

13' 5" \times 9' 6" into recess ($4.09 \text{m} \times 2.90 \text{m}$ into recess) uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

12' 7" x 10' 6" into recess (3.84m x 3.20m into recess) uPVC double glazed window to the front, walk-in cupboard, gas central heating radiator.

Bedroom Three

10' 6" \times 5' 11" (3.20m \times 1.80m) uPVC double glazed window to the front, gas central heating radiator.

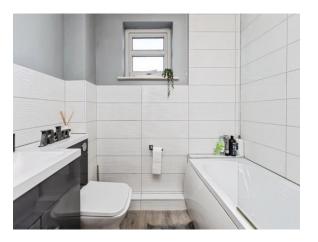
House Bathroom

A three piece bathroom suite comprising of a bath with taps and shower over, low level flush WC, part tiled walls, chrome heated towel rail.

Exterior

Enclosed lawned garden to the rear.













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Wesley Street, Morley Leeds

- Three bedroom mid terrace home
- Close proximity to Morley Town Centre
- Spacious kitchen & living room
- Enclosed lawned garden
- Good access to motorway links

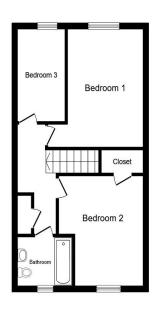
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£190,000





Ground Floor

First Floor

Total floor area 89.8 m² (966 sq.ft.) approx

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.propertybox.io



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Property Ref: MLY110066 - 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.





0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk

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.