

Shire Road, Morley Leeds LS27 0SN



welcome to

Shire Road, Morley Leeds

NO ONWARD CHAIN, BOUGHT AS SEEN, THREE bedroom END TERRACE property, close proximity to Morley Town Centre, DOWNSTAIRS WC, LOUNGE, FITTED KITCHEN, ENSUITE to master bedroom, THREE BEDROOMS and HOUSE BATHROOM. Externally the property benefits from GARDENS to both front and rear and parking.









Entrance Hall

Door to the front, gas central heating radiator (not tested) stairs leading to the first floor landing.

Downstairs Wc

Having a low level flush WC, wash hand basin.

Lounge

14' 10" x 12' 1" (4.52m x 3.68m) uPVC double glazed window to the front, uPVC double glazed sliding doors to the rear, two gas central heating radiators (not tested.)

Kitchen

8' 3" x 13' 2" (2.51m x 4.01m)

has a fully fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer, electric oven with gas hob (both not tested) space for washing machine and fridge/freezer, uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window and loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

9' 1" to the wardrobe x 11' 7" (2.77m to the wardrobe x 3.53m) uPVC double glazed window to the rear, built-in wardrobes and gas central heating radiator (not tested.)

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, uPVC double glazed window.

Bedroom Two

 8^{\prime} 5" x 6' 9" (2.57m x 2.06m) uPVC double glazed window and gas central heating radiator (not tested.)

Bedroom Three

6' x 9' 5" (1.83m x 2.87m) uPVC double glazed window to the front, gas central heating radiator (not tested.)

Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, double glazed window.

Exterior

Pathway leading to the front door, grass area with metal fence boundary and to the rear is a lawned garden with paved area and fence boundaries.





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Shire Road, Morley Leeds

- Three bedroom end terrace house
- No onward chain
- Bought as seen
- Ensuite to master bedroom
- Parking and rear garden

Tenure: Freehold EPC Rating: C

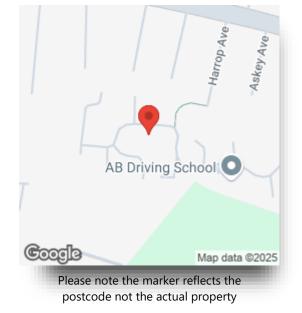
£200,000

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Property Ref: MLY111024 - 0004 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.

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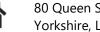
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