



Victoria Road, Morley Leeds LS27 9DS

welcome to

Victoria Road, Morley Leeds

PERFECT FTB/INVESTMENT OPPORTUNITY, TWO BEDROOM MID THROUGH TERRACE, MODERN and WELL PRESENTED throughout, SEPARATE LIVING ROOM and KITCHEN, SPACIOUS CELLAR, HOUSE BATHROOM, ON STREET PARKING and LAWNED GARDEN to the rear. Close proximity to Morley Town Centre and good access to motorway links.

Entrance Hall

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

Living/Dining Room

14' 8" x 11' 2" (4.47m x 3.40m)

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

Kitchen

7' 2" x 11' 11" MAX (2.18m x 3.63m MAX)

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven, fridge and freezer, induction hob, space for washing machine, gas central heating radiator, uPVC double glazed door and window to the rear.

First Floor Landing

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

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

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

Bedroom Two

7' 3" x 9' 2" (2.21m x 2.79m)

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

House Bathroom

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

Cellar

11' MAX x 14' 11" (3.35m MAX x 4.55m)

Spacious cellar with electric power points, good head height and huge potential to convert into a utility room, home gym, office or additional useable space, with the necessary consent.

Exterior

On street parking to the front and to the rear is a south-west facing lawned garden, enjoying sunshine throughout the day and into the evening, with decked area, perfect relaxing and entertaining.





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Victoria Road, Morley Leeds

- Two bedroom mid through terrace
- Perfect FTB/investment opportunity
- South-west facing lawned garden to the rear
- Modern and well presented throughout
- Close proximity to Morley Town Centre

Tenure: Leasehold EPC Rating: C

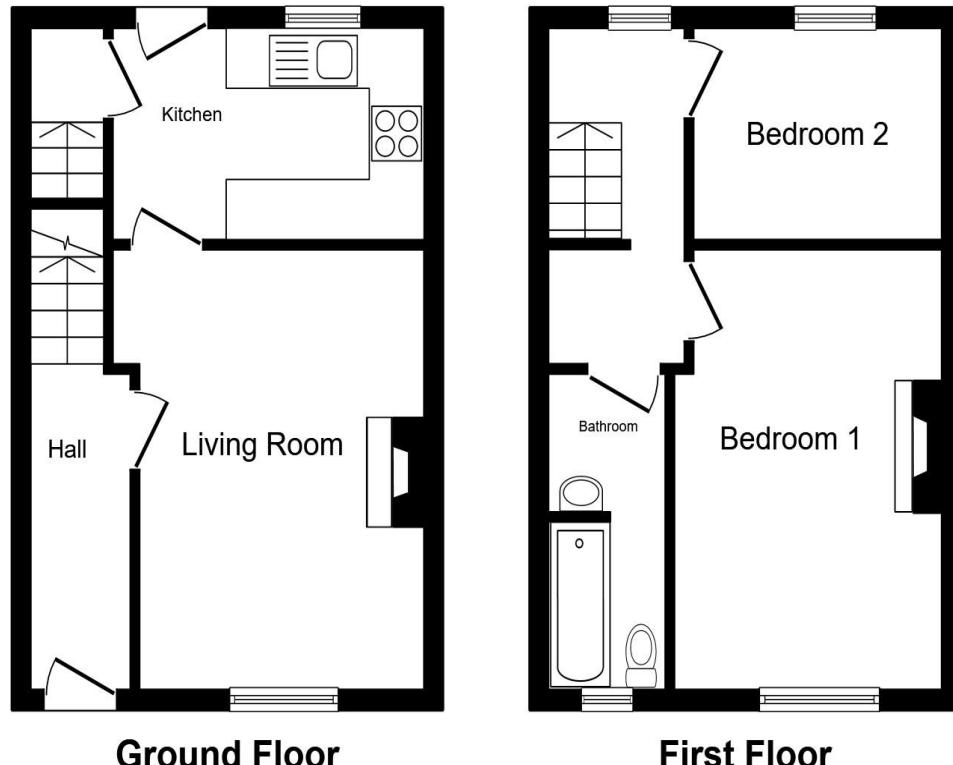
Council Tax Band: A Service Charge: 1.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 1898. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£175,000



Total floor area 56.9 m² (612 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:
MLY111570 - 0004

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