



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.





view this property online williamhbrown.co.uk/Property/MLY111570



welcome to

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

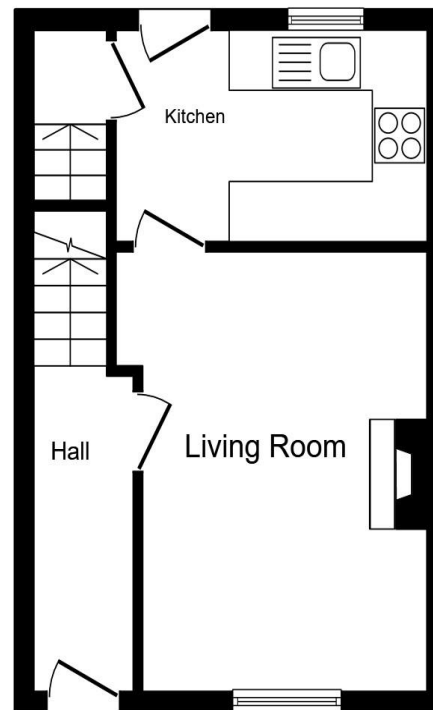
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 1898.

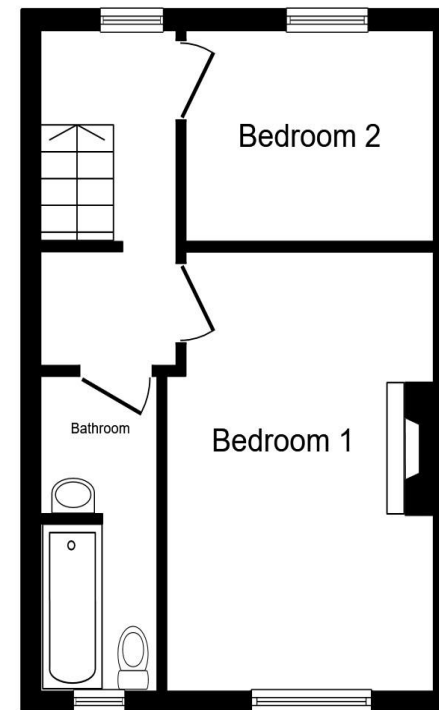
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£175,000



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/MLY111570



Property Ref:
MLY111570 - 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.

William H Brown Corp 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.

 **william h brown**
Incorporating
**Porter
Glenny**



0113 253 7100



Morley@williamhbrown.co.uk



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



williamhbrown.co.uk