



**Rods View, Morley Leeds LS27 8AH**

**welcome to**

## **Rods View, Morley Leeds**

PERFECT FTB HOME/INVESTMENT OPPORTUNITY, TWO BEDROOM END BACK to BACK TERRACE, CLOSE PROXIMITY TO MORLEY TOWN CENTRE and GOOD ACCESS to motorway links.

### **Entrance Hall**

Door to the front, stairs leading to the first floor landing, door leading into the living kitchen.

### **Living Kitchen**

Has a fully fitted kitchen with a range of wall and base mounted units with work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a fridge, gas central heating radiator, two uPVC double glazed windows to the front. Stairs leading to the basement cellar.

### **Basement Cellar**

Ideal for storage.

### **First Floor Landing**

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

### **Bedroom One**

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

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Second Floor Bedroom Two**

Wooden framed Velux skylight, gas central heating radiator, eaves storage space, uPVC double glazed window to the side.

### **Exterior**

Enclosed yard area to the front.





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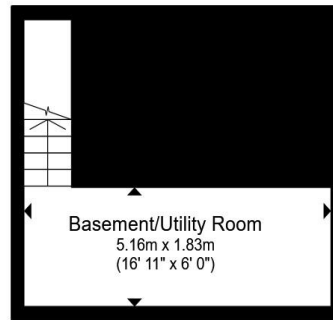
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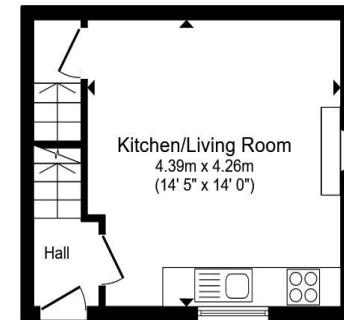
- Two bedroom end back to back terrace
- Perfect FTB/young family/investment
- Living kitchen
- Set over three floors
- Enclosed front yard

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

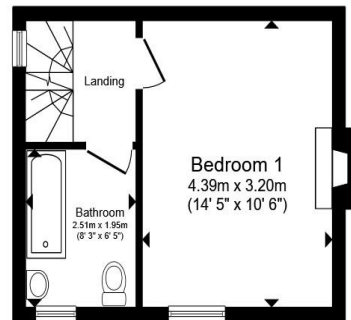
**£140,000**



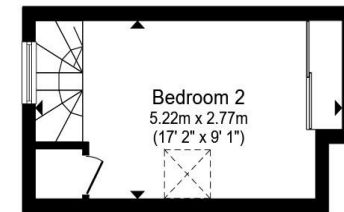
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 81.6 m<sup>2</sup> (878 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](http://www.propertybox.io)



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Property Ref:  
MLY108912 - 0004

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