





Ebenezer House Fountain Street,Morley Leeds LS27 0PD

william h brown

welcome to

Ebenezer House Fountain Street, Morley Leeds

FABULOUS TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT, NO ONWARD CHAIN, situated within close proximity to Morley Town Centre and all it's amenities it has to offer, having a OPEN PLAN LIVING KITCHEN, SEPARATE WC, TWO BEDROOMS and BATHROOM.

Entrance Hall
Spiral staircase to bedrooms and bathroom.

Open Plan Living Kitchen
Great sized room having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, integrated fridge freezer and washing machine, extractor fan, two electric heaters, four double glazed windows to the front allowing plenty of natural light to flow through.



Wc
Low level flush WC, wash hand basin.

Bedroom One
Electric heater.

Bedroom Two
Electric heater and mezzanine balcony.

Bathroom
A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, electric heater.







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welcome to

Ebenezer House Fountain Street, Morley Leeds

- Two bedroom duplex first floor apartment
- Open plan living kitchen
- House bathroom & separate WC
- No onward chain
- Close proximity to Morley Town Centre

Tenure: Leasehold EPC Rating: B

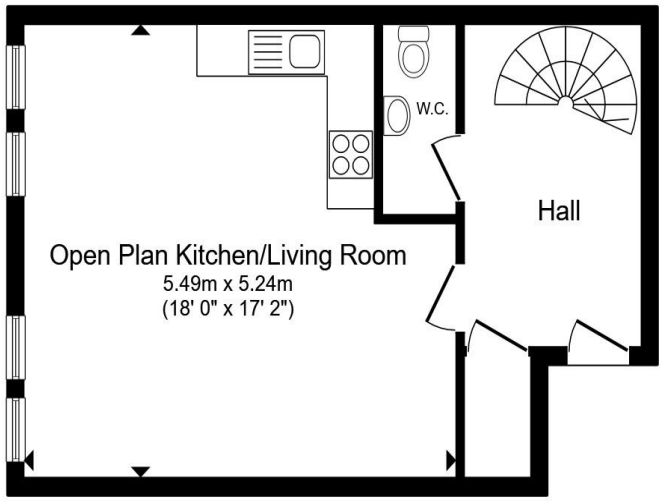
Council Tax Band: B Service Charge: 1641.86

Ground Rent: 200.00

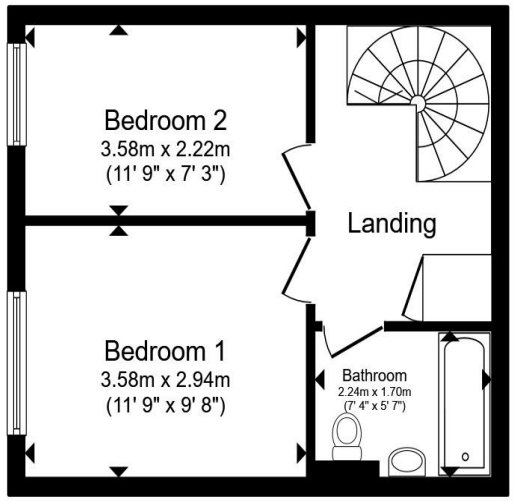
This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Ground Floor



First Floor

Total floor area 70.0 m² (754 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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The Property Ombudsman

Property Ref:
MLY111511 - 0005

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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