



**Troy Road, Morley Leeds LS27 8JE**

**welcome to**

## **Troy Road, Morley Leeds**

TWO BEDROOM MID TERRACE, NO ONWARD CHAIN, PERFECT FTB/INVESTMENT OPPORTUNITY, close proximity to Morley Town Centre and all local amenities and good access to motorway links.

### **Disclaimer**

Under the terms of the Estate Agency Act 1979 (section 21) Please note the vendor of this property is an associate of a member of the Connells Group.

### **Lounge**

14' 8" x 13' 9" ( 4.47m x 4.19m )  
uPVC double glazed window and door to the front, gas heater, storage cupboard, stairs leading to the first floor landing.

### **Kitchen**

7' 4" x 10' 8" ( 2.24m x 3.25m )  
Has a fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for a oven, fridge freezer and washing machine, gas central heating radiator, uPVC double glazed window and door to the rear. Access to the basement cellar.

### **Cellar**

### **First Floor Landing**

Access to both bedrooms and the house bathroom.

### **Bedroom One**

13' 4" x 8' 3" ( 4.06m x 2.51m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

8' 8" x 8' 4" ( 2.64m x 2.54m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, gas central heating radiator, single glazed wooden framed window to the front.

### **Exterior**

Small yard to the rear, with access from neighbouring properties.





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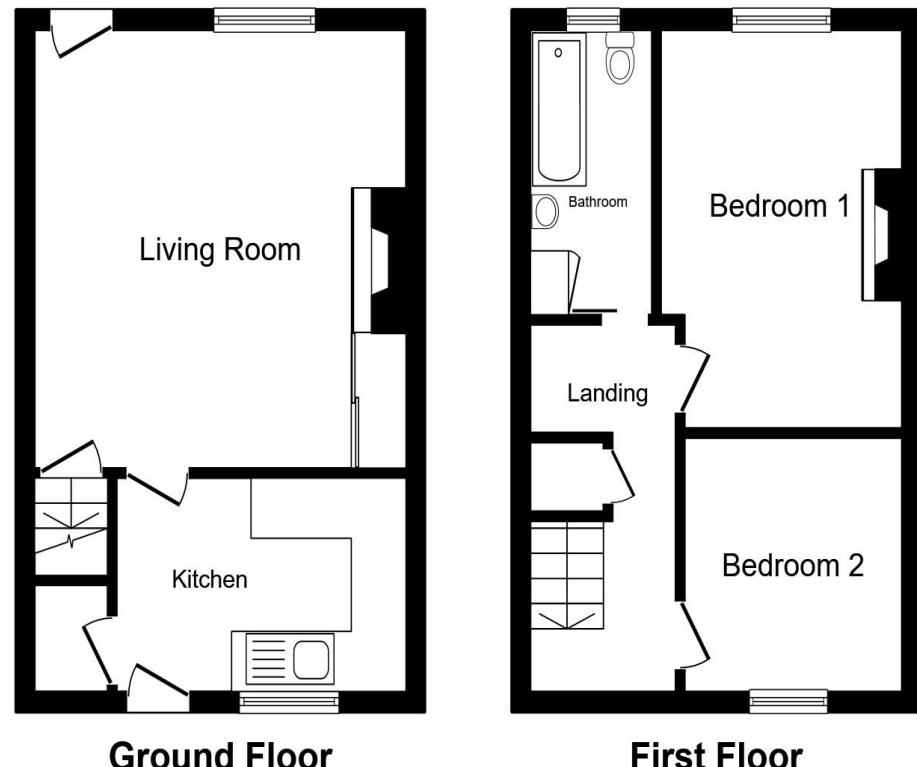
## Troy Road, Morley Leeds

- Two bedroom mid terrace
- Perfect FTB or investment opportunity
- Close proximity to Morley town centre and train station
- No onward chain
- Good schools nearby

Tenure: Freehold EPC Rating: F

Council Tax Band: A

**£150,000**



Total floor area 53.7 m<sup>2</sup> (578 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:  
MLY111499 - 0004

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