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properties

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## 32 Louis House Morley, LS27 8PT

£129,950  
Leasehold

\*\*\*\* SECOND FLOOR APARTMENT - REDECORATED THROUGHOUT - TWO DOUBLE BEDROOMS - SPACIOUS OPEN PLAN LOUNGE & KITCHEN - APPLIANCES INCLUDED - CLOSE TO TRAIN STATION - NO CHAIN \*\*\*\* This well presented apartment has PVCu double glazing and electric heating and comprises: entrance vestibule, hallway, lounge with kitchen area, two double bedrooms (both having fitted wardrobes), bathroom with four piece suite. To the outside there is allocated parking. Ideally located close to Morley centre, the property is within walking distance of Morley train station. It is also conveniently placed for access to Leeds City Centre, the White Rose Shopping Centre and cinema complex and the motorway network. Great for first time buyers or buy to let investors, an early viewing is recommended.



• SECOND FLOOR APARTMENT • TWO DOUBLE BEDROOMS • SPACIOUS OPEN PLAN LOUNGE & KITCHEN

### ENTRANCE VESTIBULE

Intercom entry phone.

### HALLWAY

Airing cupboard and cloaks cupboard. Electric storage heater.

### LOUNGE WITH KITCHEN AREA

23'1" x 16'4"

Inset spot lights to kitchen area with base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood over. Automatic washing machine, dishwasher and fridge freezer. Tiled splashbacks. Breakfast bar. French doors to front. Two electric heaters.

### BEDROOM ONE

11'5" x 9'4"

With fitted wardrobes. Electric heater. Window to front.

### BEDROOM TWO

10'10" x 9'6"

With fitted wardrobes. Electric heater. Window to front.

### BATHROOM

Fully tiled with four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc.

Ceramic tiled floor. Extractor fan. Heated towel rail.

### EXTERIOR

One allocated parking space and further parking spaces for visitors.

### DIRECTIONS

From Morley Town Centre proceed down Queen Street and turn right at the traffic lights into Albert Road. Bear left into Station Road and take the first left into Pullman Court.

Louis House is the first building on the right hand side.

Number 32 is located on the second floor.

### NOTES

101 years lease remaining. Ground rent £50 per annum.

Service charge £1,400 per annum.



- KITCHEN APPLIANCES INCLUDED • FITTED WARDROBES TO BOTH BEDROOMS • FOUR  
PIECE BATHROOM



- ALLOCATED PARKING SPACE • CLOSE TO MORLEY TRAIN STATION • ENERGY RATING - C • NO CHAIN






## Additional Information

**Local Authority** - Leeds City Council  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Leasehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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