





High Street,Morley Leeds LS27 9AU

william h brown

welcome to

High Street, Morley Leeds

PERFECT FTB/INVESTMENT OPPORTUNITY, ONE BEDROOM FIRST FLOOR APARTMENT, OPEN PLAN LIVING KITCHEN, BATHROOM, close proximity to MORLEY TOWN CENTRE and GOOD ACCESS to MOTORWAY LINKS.

Agents Note:
'The term of the lease is 99 years from 01/08/2005 date, which means there are currently 80 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.'



Entrance Hall
Door to the front, stairs leading to the living kitchen.

Open Plan Living Kitchen
Has 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, space for appliances, wood flooring, electric heater, wooden framed double glazed windows to the front and rear.

Bedroom One
Wooden framed double glazed window to the front, electric heater, built-in wardrobe.



Bathroom
A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled floor, electric heater, wooden framed double glazed window to the rear.





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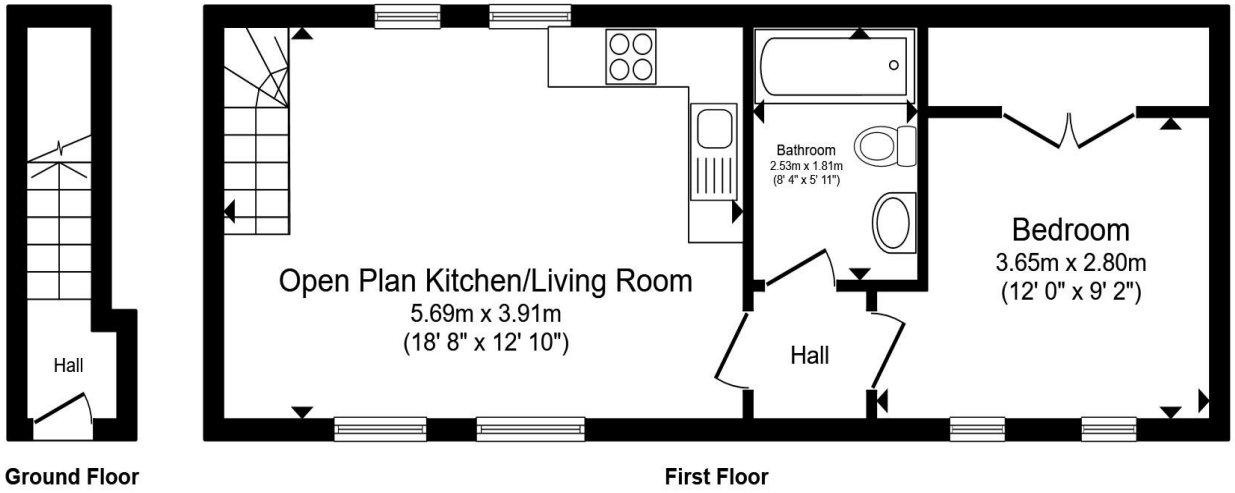
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High Street, Morley Leeds

- One bedroom first floor apartment
- Perfect FTB/investment opportunity
- Open plan living kitchen
- Close proximity to Morley Town Centre
- Good access to motorway links

Tenure: Leasehold EPC Rating: G
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 300.00
This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Total floor area 45.2 m² (487 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:
MLY112201 - 0002

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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