



Commercial Street, Morley Leeds LS27 8WN

welcome to

Commercial Street, Morley Leeds

FABULOUS TWO bedroom GROUND FLOOR APARTMENT, situated within close proximity to Morley Town Centre and all its amenities it has to offer, NO ONWARD CHAIN, OPEN PLAN LIVING KITCHEN/DINER, TWO BEDROOMS, ENSUITE to master bedroom and a further BATHROOM. SECURED ALLOCATED PARKING.

Open Plan Living Kitchen/Diner

20' 5" MAX x 12' 3" (6.22m MAX x 3.73m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated appliances include oven, washing machine, fridge, freezer and dishwasher, electric hob, extractor fan, electric heater, wooden double glazed window to the side.

Bedroom One

8' 10" x 13' 11" (2.69m x 4.24m)

Wooden double glazed window to the side, electric heater and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, part tiled walls, heated towel rail.

Bedroom Two

8' 10" x 9' 3" (2.69m x 2.82m)

Wooden double glazed window to the side, electric heater.

Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, part tiled walls, electric heater.

Exterior

Secured car park with electric gates and allocated parking space.





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Commercial Street, Morley Leeds

- Two bedroom ground floor flat
- Close proximity to Morley Town Centre
- Perfect FTB/professional/investment
- Open plan living kitchen/diner
- Ensuite to master bedroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 620.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£135,000



Total floor area 56.8 m² (611 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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Property Ref:
MLY111527 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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