



9 Middleton Road, Morley, Leeds, LS27 8AP

This two-bedroom back-to-back mid-terrace property would be ideal for a first-time buyer or a buy to let investor. Ideally located within walking distance of Morley town centre and convenient for commuting to Leeds. Enjoying good local amenities and excellent transport links an early viewing is highly recommended.

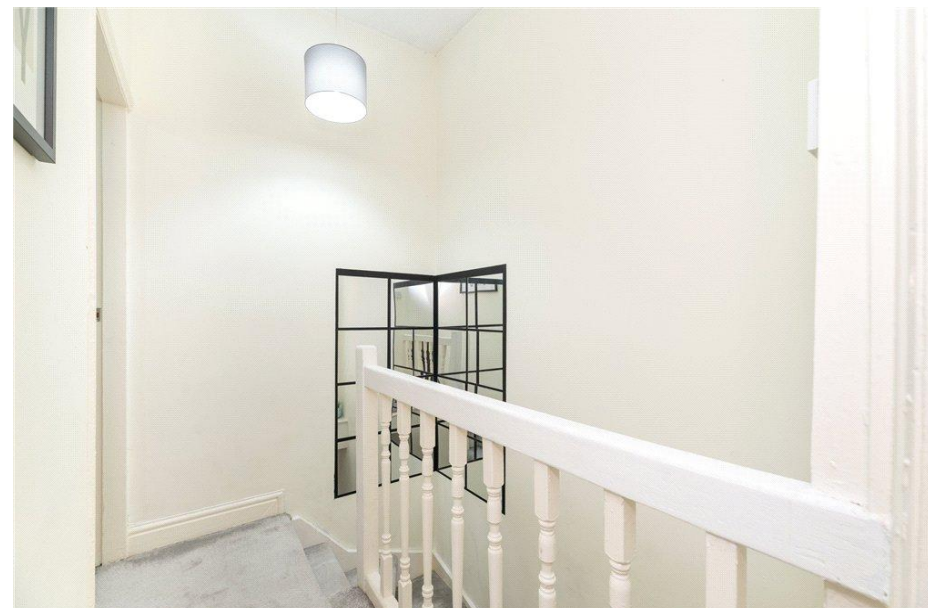
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9 Middleton Road, Morley, Leeds, West Yorkshire, LS27 8AP

Guide Price: £150,000



General Remarks

Beautifully presented and tastefully decorated throughout, this mid-terrace property is situated just a short distance from Morley town centre. In 2023 the property had new carpets, new glass fitted to the windows, externally re-pointed and new gutters fitted. Tastefully decorated throughout it is ideal for anyone wanting to get onto the property ladder and a viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - spacious living room with a feature media wall and stairs rising to the first floor, separate galley-style kitchen with access to the cellar.

The kitchen has fitted wall and base units, ample worktop space, an integrated gas hob, electric oven and plumbing is in place for a washing machine.

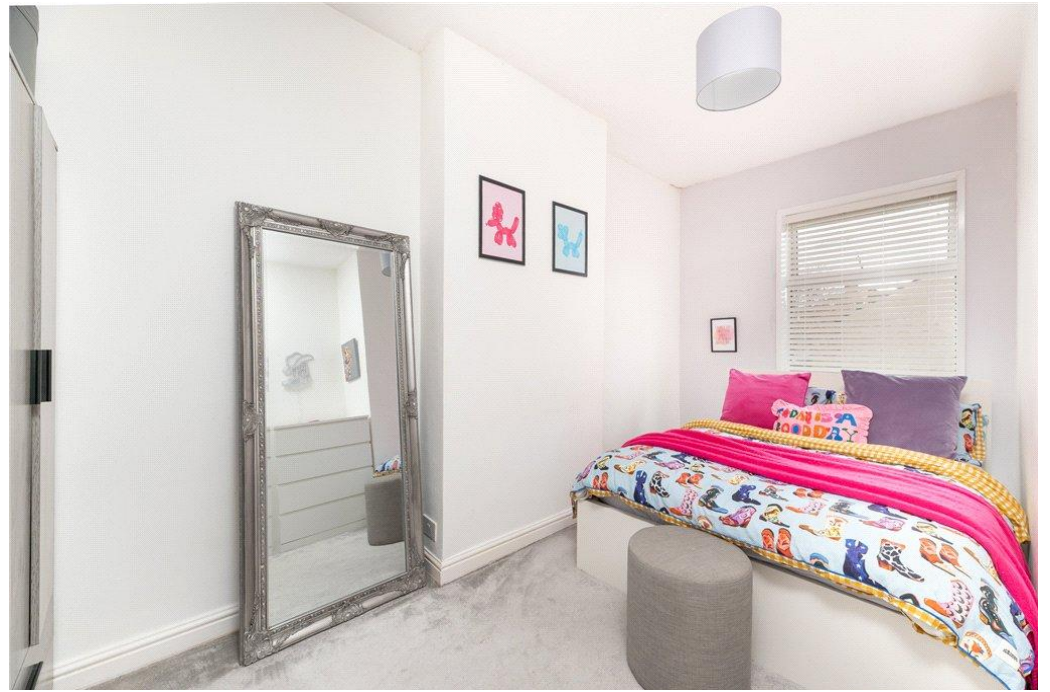
On the first floor there are two bedrooms and a part-tiled bathroom which has a modern three-piece suite comprising bath with shower over, shower screen, low-level flush WC and wash basin. The landing has built-in cupboards which provide a useful storage space.

The kitchen provides access to a good-sized cellar which offers a useful storage space and has clear potential for further development.

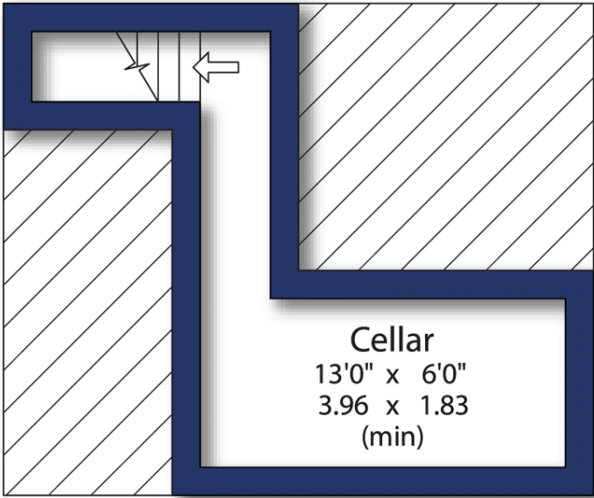
Morley town centre is just a short walk away and offers a wide variety of shops, restaurants and an indoor market. Morley has its own train station with regular services to Leeds, and the White Rose shopping centre is just a short drive away offering a wide variety of shops and leisure activities.



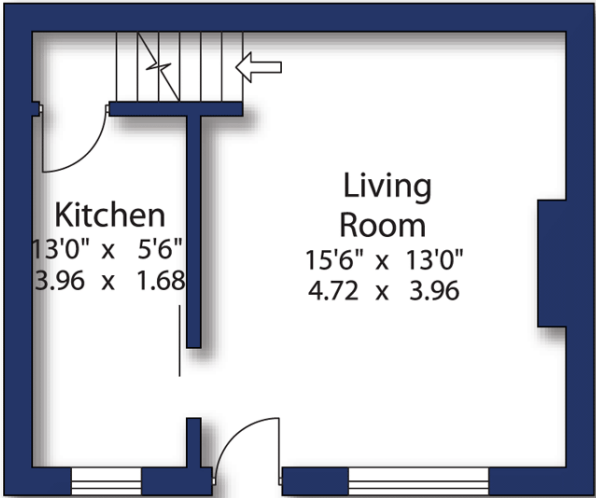




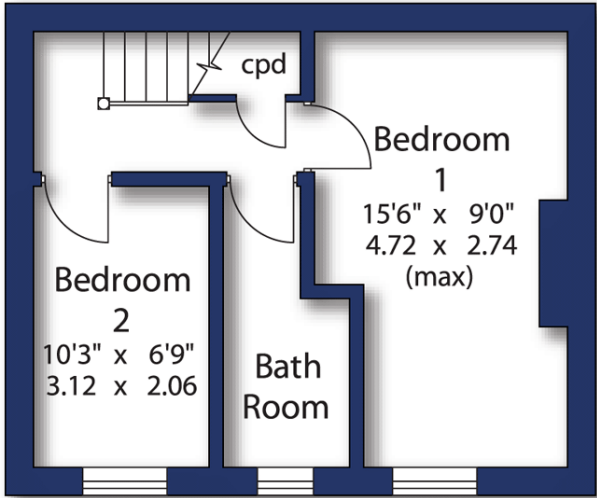
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. On-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

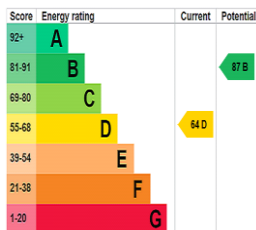
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