



31 Station Road, Morley, Leeds, LS27 8JR

A deceptively spacious end-terrace property, ideally located just a short walk from Morley town centre and the local train station. Having two reception rooms, two bedrooms and a private outdoor space this through terrace would be ideal for first time buyers and a viewing is essential to fully appreciate everything this property has to offer.

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31 Station Road, Morley, Leeds, West Yorkshire, LS27 8JR

Guide Price: £179,995

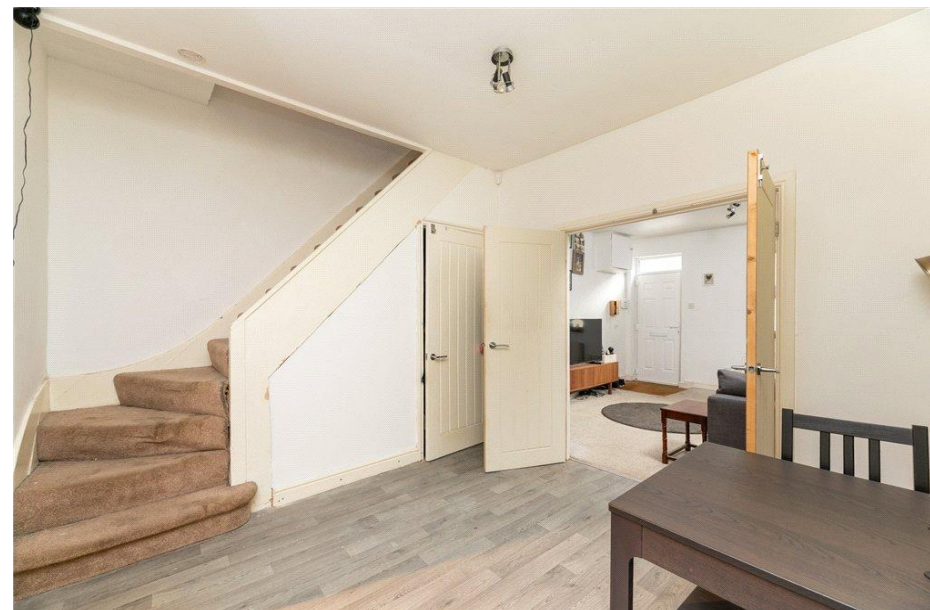
General Remarks

A fantastic opportunity for first-time buyers or buy-to-let investors to purchase this spacious two-bedroom through terrace, offering a flexible internal layout and a generous rear garden.

The ground floor comprises a bright living room with double doors leading to the dining room, which features an open-plan staircase and built-in understairs storage.

The kitchen is fitted with wall and base units, ample worktop space, an integrated hob and oven, and plumbing for a washing machine, with direct access to the rear garden.

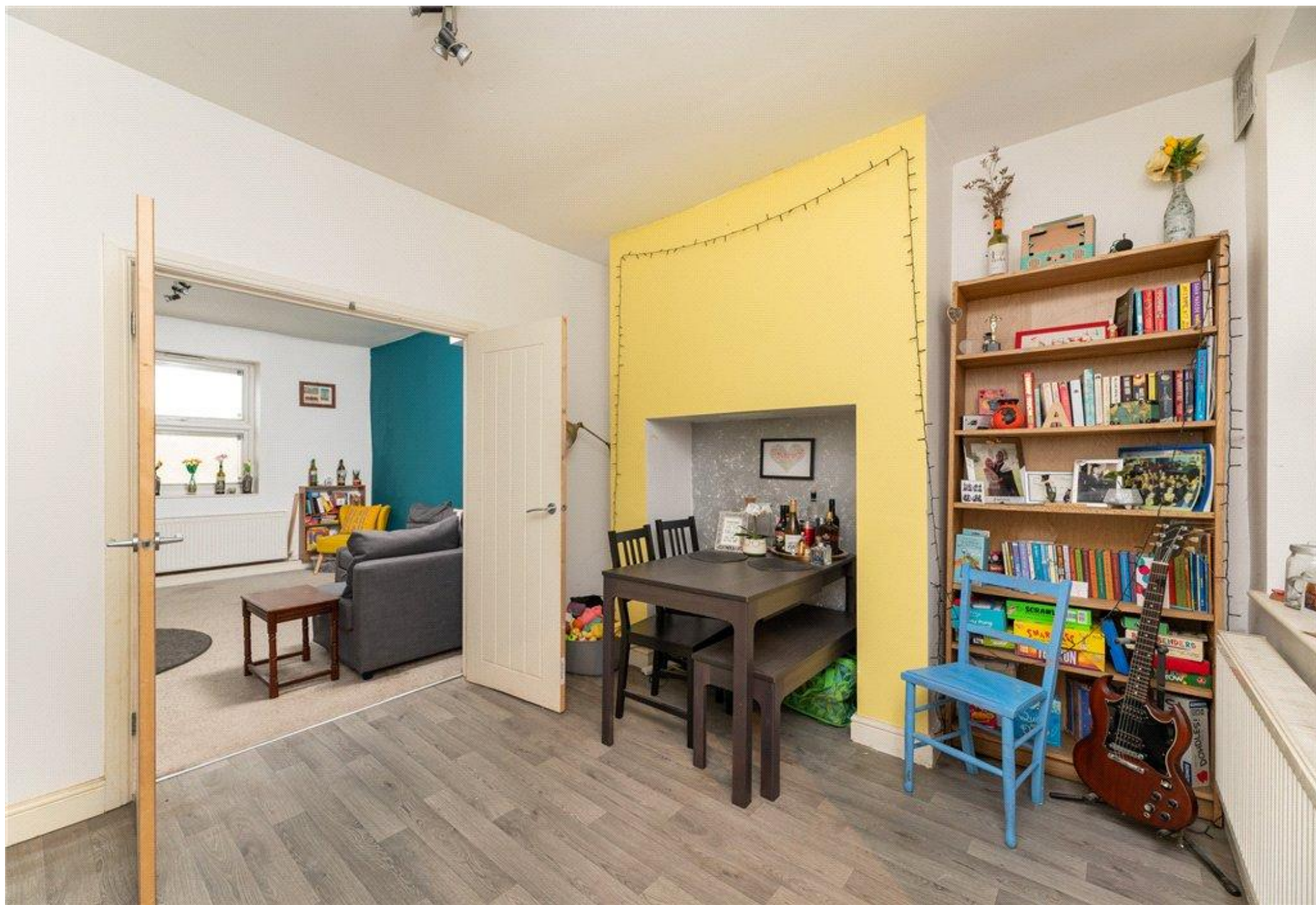
On the first floor there are two good-sized bedrooms and a spacious, part-tiled bathroom which has a four-piece suite comprising shower cubicle, bath, WC and wash basin. The landing provides access to the loft which has a retractable ladder and offers a useful additional storage space with potential to further develop.

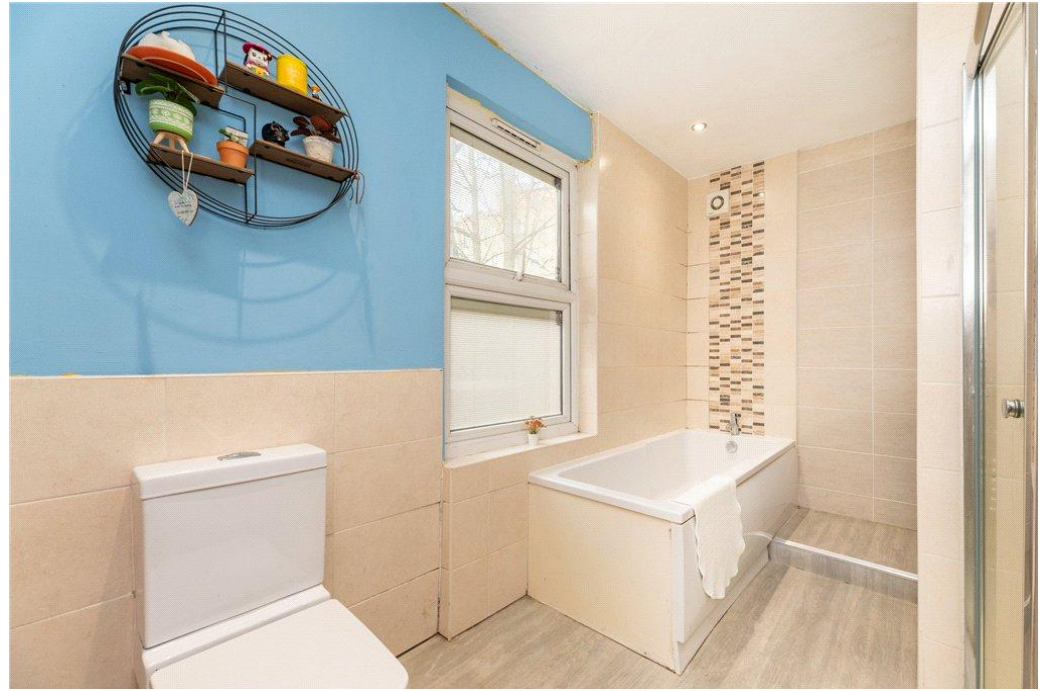


Externally to the front of the property there is ample on-street parking and to the rear is a fully enclosed, low-maintenance garden that enjoys a high degree of privacy with scope for developing further.

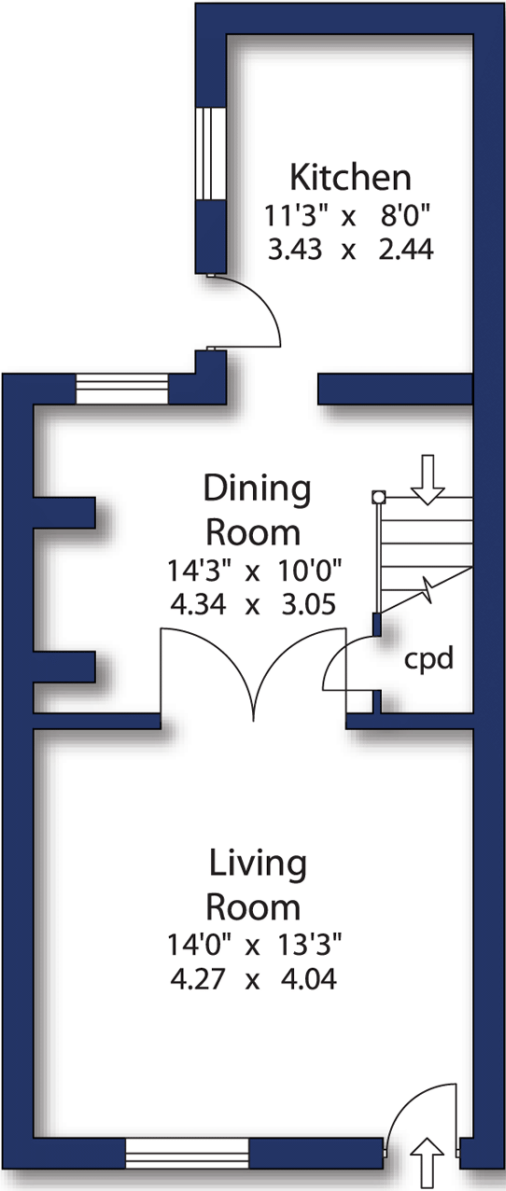
Morley town centre is just a short walk away and offers a wide variety of shops, restaurants and an indoor market. Morley has its own train station with regular services to Leeds, and the White Rose shopping centre is just a short drive away offering a wide variety of shops and leisure activities.



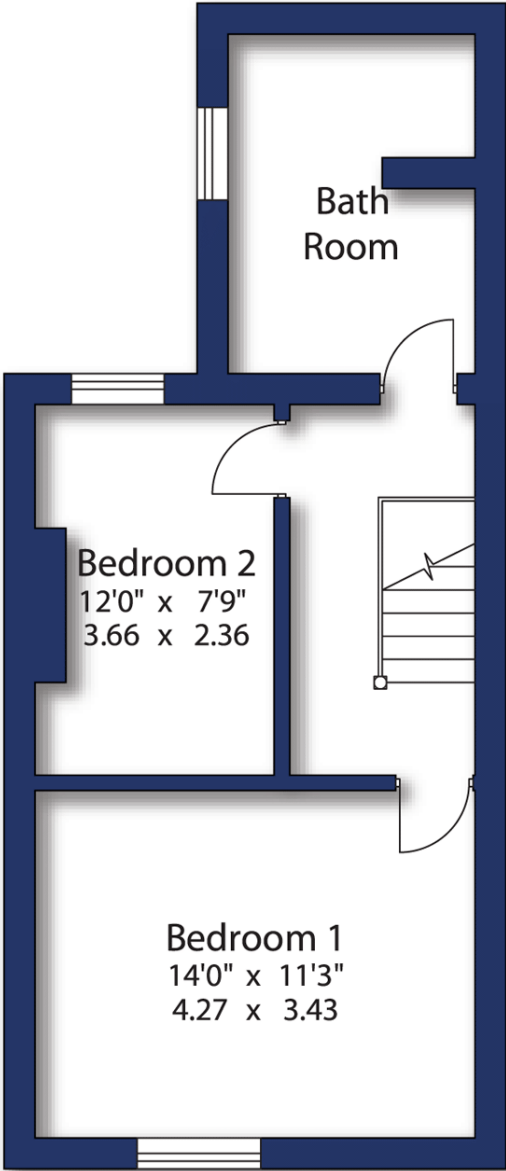




Floorplans



Ground Floor



First Floor



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

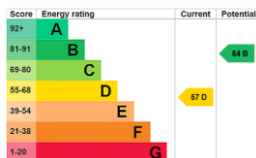
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