



4 Kings Place, King Street, Morley, Leeds, LS27 9BF

Offered for sale with NO ONWARD CHAIN, this two-bedroom top floor apartment has allocated parking and is ideally situated just a short walk from Morley town centre. A viewing is essential to fully appreciate everything this fabulous property has to offer.

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4 Kings Place, King Street, Morley, Leeds, West Yorkshire, LS27 9BF

Guide Price: £139,995

General Remarks

Entered through a secure communal area with stairs rising to the upper floors this two-bedroom, top floor apartment is beautifully presented and tastefully decorated throughout. The property would be ideal for a wide variety of buyers, and an early viewing is highly recommended.

The spacious living area is full length with an open plan kitchen which has fitted wall and base units, plenty of worktop space and integrated appliances include - fridge freezer, hob, oven, dishwasher and washing machine.

Both bedrooms will easily accommodate a double bed and one of them benefits from having fitted wardrobes.



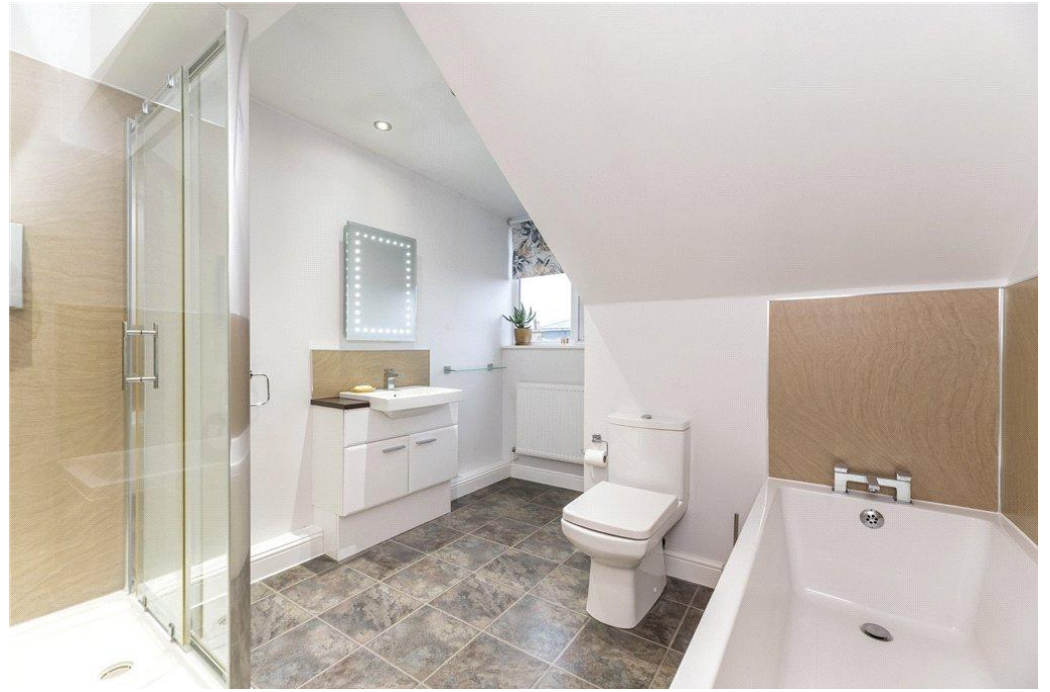
The bathroom has a modern four-piece suite comprising; - shower cubicle with electric shower, bath, WC and wash basin.

Externally, there is an allocated parking space and ample on-street parking close by.

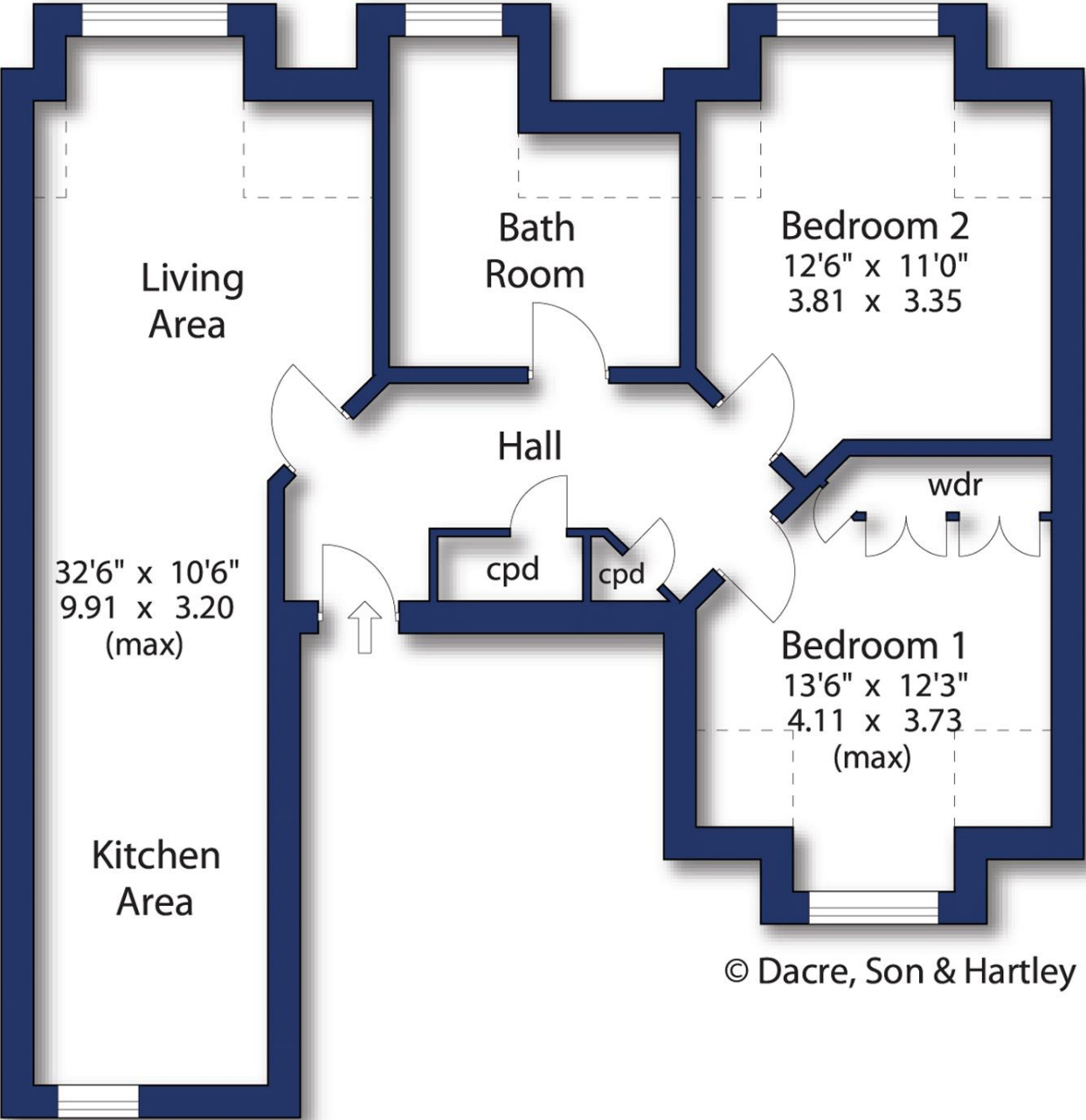
We are advised by our vendor that the lease was granted in 2014 for 999 years and the combined ground rent and service charge is forecasted to be £2000 per annum for 2026.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Parking & Services

- Leasehold, 999 years from 2014
- Freehold
- All mains services; central heating
- Allocated parking

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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- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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