



Guide Price £135,000

- One bedroom end-terrace
- Open plan living area
- Modern shower room
- Cellar storage
- Walking distance to Morley town centre
- On-street parking
- Council Tax Band A

12 West Street, Morley, Leeds, LS27 9EU

This one-bedroom end-terrace property is ideally situated just a short walk from Morley town centre. Having an open plan ground floor, modern shower room and cellar storage it would be ideal for first-time buyers a viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk



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General Remarks

A fabulous opportunity for anyone looking to get on the property ladder, this one-bedroom back-to-back end-terrace is located just a short walk from Morley town centre and enjoys ample on-street parking.

The ground floor accommodation comprises; - front entrance hall with access to the cellar and an open plan living area with stairs to the first floor and a kitchen area.

The kitchen has fitted wall and base units, gas hob, electric oven, under-counter fridge, freezer and plumbing for a washing machine.

On the first floor there is a spacious landing, one double bedroom with fitted wardrobes and a modern shower room with walk-in shower, WC and wash basin.

The property benefits from having a good-sized cellar which has fitted light and power and provides a useful storage space with 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.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Services & Parking

- 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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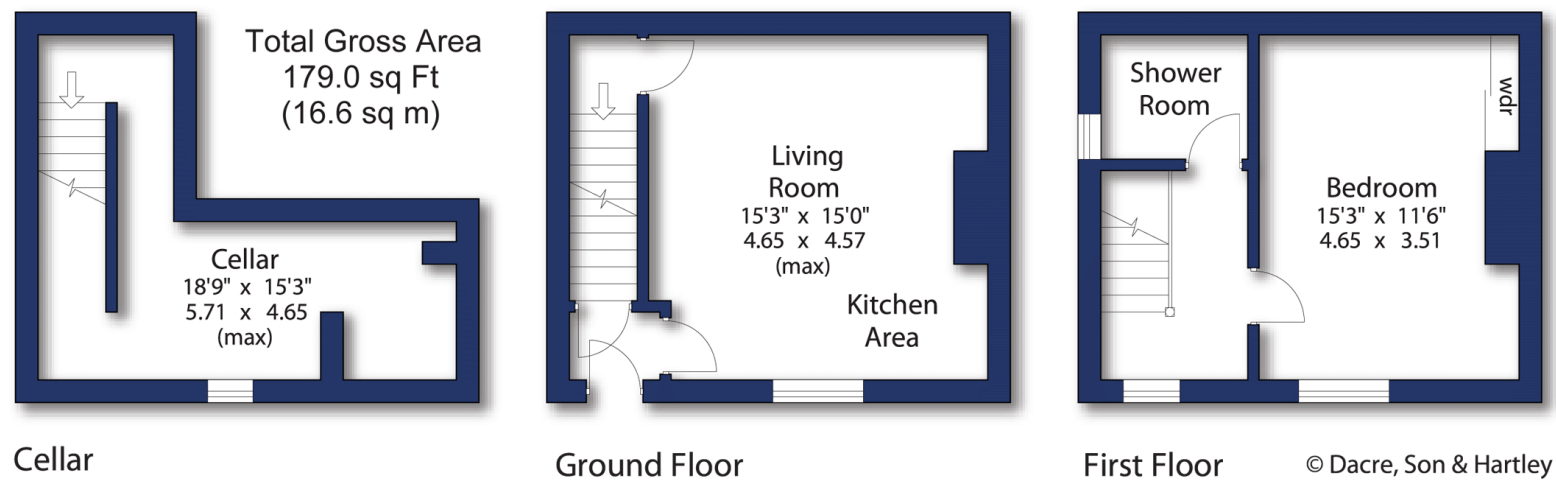


ARRANGE A VIEWING



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morley@dacres.co.uk

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