



27 South Street, Morley, Leeds, LS27 8AT

Ideal for first-time buyers or buy to let investors, this two-bedroom back-to-back property is situated within walking distance of Morley town centre. Offered for sale with NO ONWARD CHAIN a viewing is highly recommended.

Guide Price £145,000

- Two-bedroom mid-terrace
- Separate kitchen
- Modern shower room
- Cellar storage
- Walking distance to Morley town centre
- NO ONWARD CHAIN
- Council Tax Band A
- EPC Rating C

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



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General Remarks

Offered for sale with NO ONWARD CHAIN, this two-bedroom mid-terrace property is beautifully presented throughout. Enjoying good local amenities, excellent transport links and just a short walk to Morley town

centre. It is perfect 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; - entrance hall, spacious living room with stairs to the first floor and a separate kitchen with access to the cellar.

The kitchen has fitted wall and base units, plenty of worktop space, sink, drainer, integrated hob, oven and plumbing for a washing machine.

On the first floor there are two bedrooms and a modern shower room with a wash basin and WC. The landing provides access to the loft which has a retractable ladder and offers an additional storage space.

The good-sized cellar provides a useful storage space and has potential for further development.

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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - 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.

Dacres Ref: MOR260109

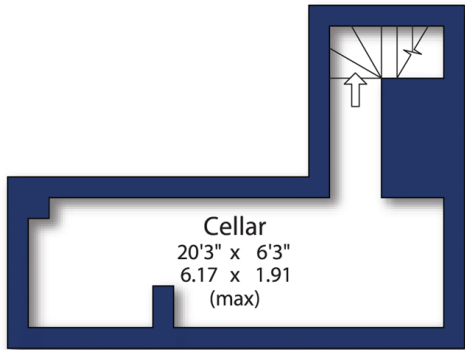


ARRANGE A VIEWING

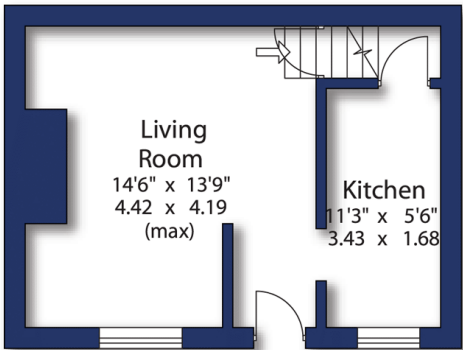


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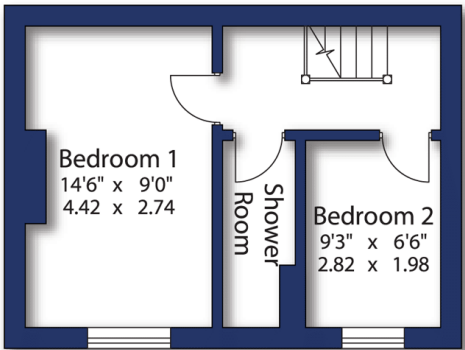
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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**Mortgage
Advice Bureau**

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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