



136 Gillroyd Mount, Morley, LS27 8DE

This two-bedroom end-terrace is ideally situated just a short distance from Morley town centre and with gardens to two sides it enjoys a high degree of privacy. The property would be ideal for first-time buyers or growing families and a viewing is essential to fully appreciate everything this fabulous property has to offer.

Asking Price : £157,500

- Two-bedroom end-terrace
- Separate kitchen
- Extended bathroom with a modern four-piece suite
- Cellar storage
- Private outdoor space
- Excellent transport links
- Council Tax Band A

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Tel: 0113 322 6333 Email: morley@dacres.co.uk



136 Gillroyd Mount, Morley, Leeds, LS27 8DE

General Remarks

A deceptively spacious, two-bedroom end terrace enjoying a high degree of privacy. The property is beautifully presented throughout and positioned in a highly popular residential area with good local amenities and excellent transport links.

The ground floor accommodation comprises; - spacious living room which will easily accommodate a dining table and has an inset gas fire, separate kitchen area which provides access to the cellar.

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

On the first floor there are two bedrooms, currently the second bedroom is used as an office which is ideal for

anyone wanting to work from home. The fully-tiled bathroom has been thoughtfully extended to accommodate a shower cubicle in addition to the modern three-piece suite.

The property benefits from having a good-sized heated cellar which offers a useful storage space and has potential for further development.

Externally the property has low maintenance gardens to two sides with established trees providing a good degree of privacy.

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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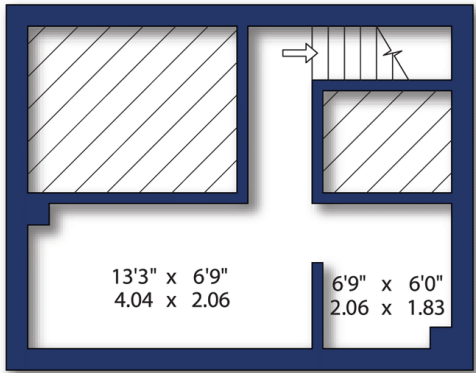


ARRANGE A VIEWING

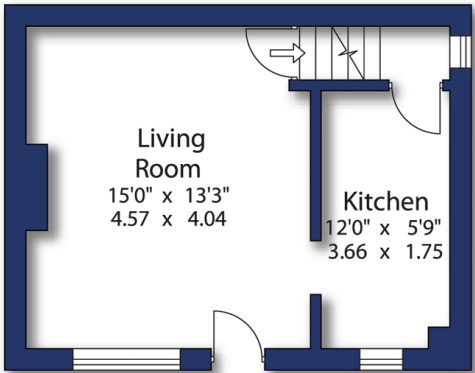


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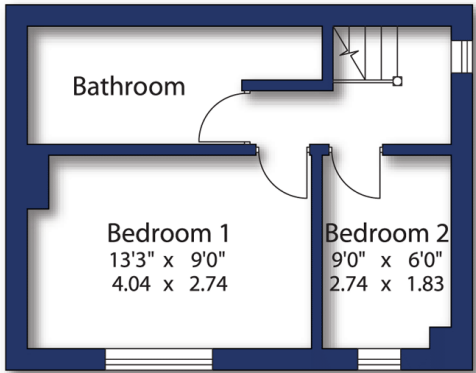
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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