



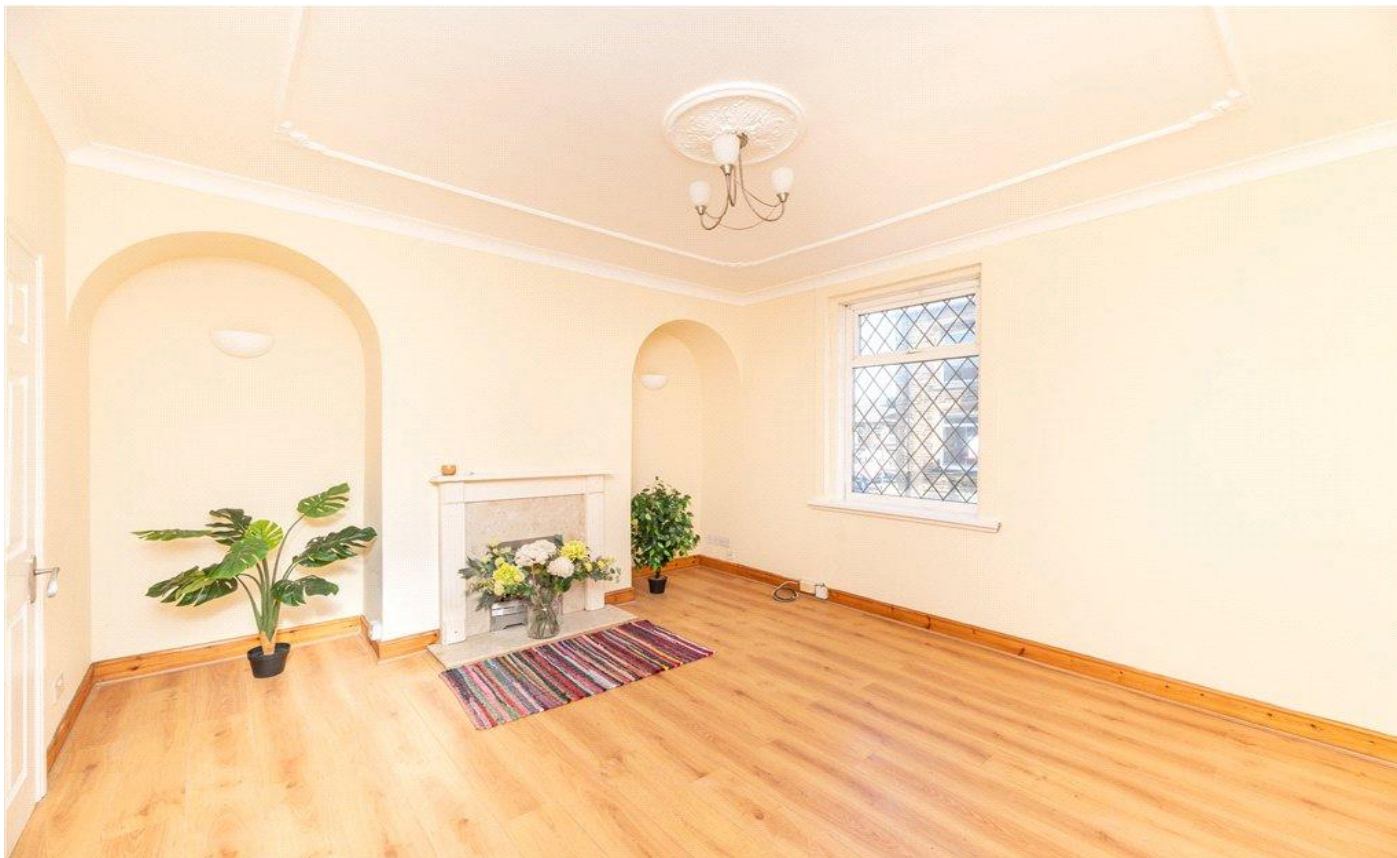
Guide Price £145,000

- Two-bedroom end-terrace back-to-back property
- Recently re-decorated
- New carpets
- Separate kitchen
- Modern bathroom
- Cellar storage
- NO ONWARD CHAIN
- Council Tax Band A

2 Florence Terrace, Morley, Leeds, LS27 8AW

An ideal property for a first-time buyer or a buy to let investor, this two-bedroom back-to-back terrace is within walking distance of Morley town centre and convenient for commuting to Leeds. Offered for sale with NO ONWARD CHAIN it is perfectly situated for local amenities and excellent transport links an early viewing is highly recommended.

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



2 Florence Terrace, Morley, Leeds, LS27 8AW

General Remarks

Recently re-decorated and new carpets fitted, this end-terrace property is delightfully situated just a short distance from the centre of Morley. The property is ideal for anyone wanting to get onto the property ladder and a viewing will showcase everything this fabulous property has to offer.

The ground floor comprises; - spacious living room which would easily accommodate a dining table, separate kitchen with stairs rising to the first floor and access to the cellar.

The galley style kitchen has fitted wall and base units, ample worktop space, integrated gas hob, oven and plumbing for a washing machine.

On the first floor there are two double bedrooms and a fully tiled bathroom having a three-piece suite including bath with shower over.

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

Externally there is a small yard to the front, ideal for hanging washing or relaxing in.

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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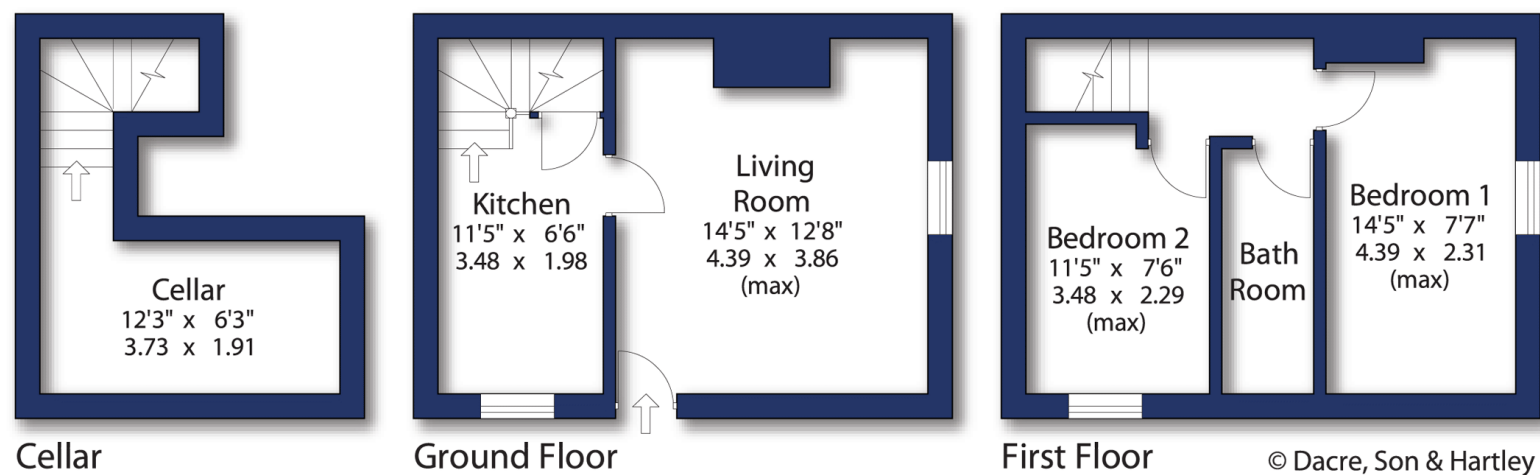


ARRANGE A VIEWING



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morley@dacres.co.uk

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