



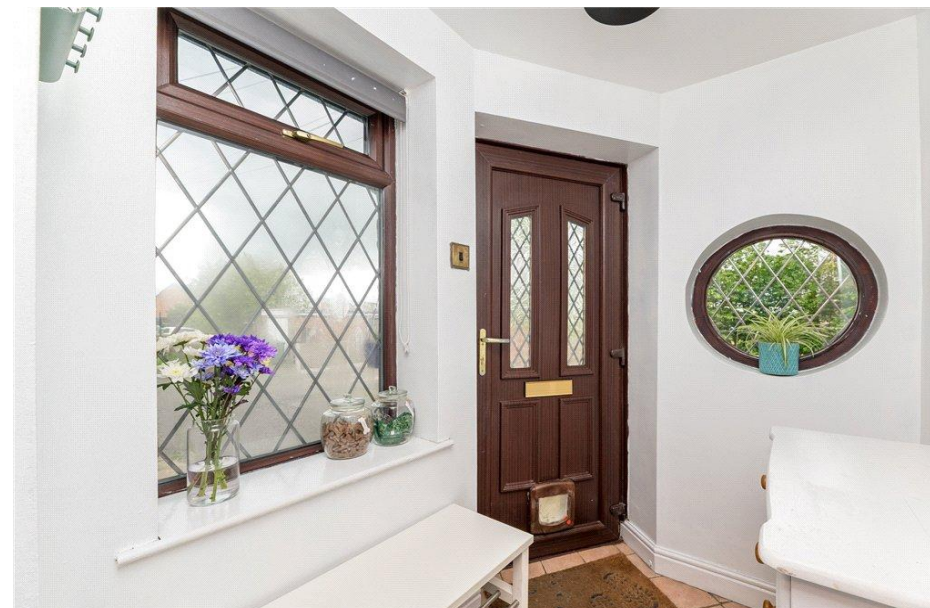
229 Fountain Street, Morley, Leeds, LS27 0AL

Situated just a short distance from Morley town centre, this two-bedroom end-terrace property offers spacious living accommodation arranged over four floors and benefits from having off-street parking and a private garden. Ideal for first-time buyers a viewing is essential to fully appreciate everything this fabulous property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
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dacres.co.uk   



229 Fountain Street, Morley, Leeds, West Yorkshire, LS27 0AL



General Remarks

A deceptively spacious back-to-back property ideally located in a popular residential area with good local amenities, excellent transport links and minutes from Morley town centre. Beautifully presented and tastefully decorated throughout it is likely to be a very popular property and an early viewing is highly recommended.

Entered through the front porch the spacious living room has fitted storage and provides access to the lower ground floor where the kitchen is located. The kitchen has fitted wall and base units, integrated electric hob, oven and plumbing for a washing machine.

On the first floor there is one double bedroom and a fully tiled bathroom having a modern three-piece suite comprising; - bath with centre taps, shower over, shower screen, WC, wash basin and linen cupboard.

On the second floor there is another double bedroom which enjoys fabulous far-reaching views and benefits from having built-in storage.

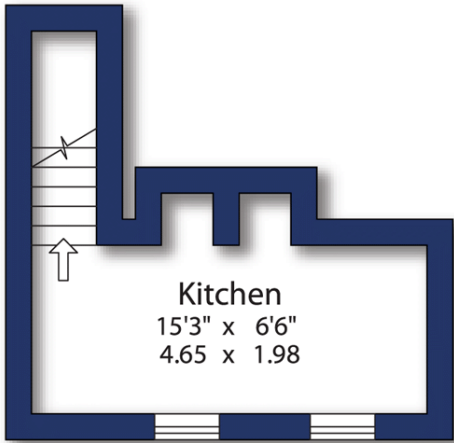
Externally, there is off-street parking in front of the property and a fully enclosed garden with a patio area which is an ideal space for relaxing or enjoying a barbecue. To the side of the property there is a garden shed which is included with the sale.



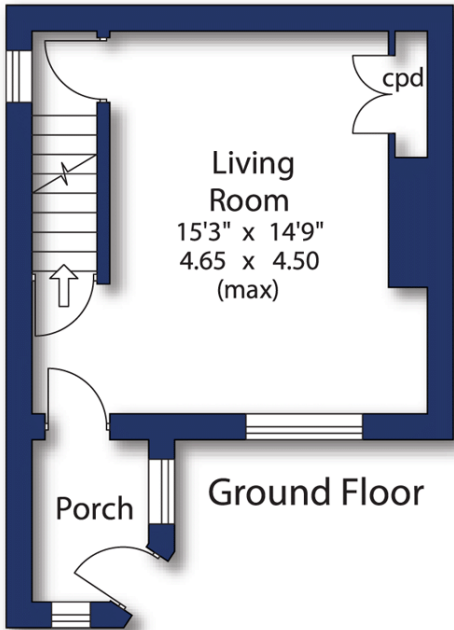




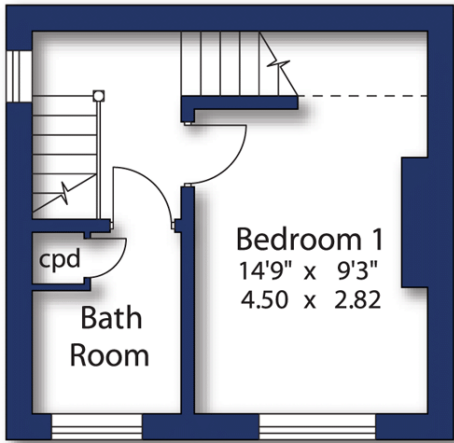
Floorplans



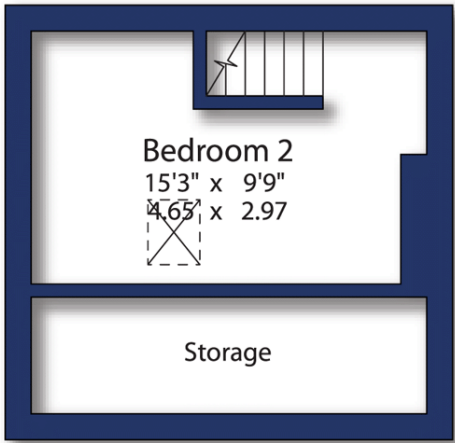
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-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

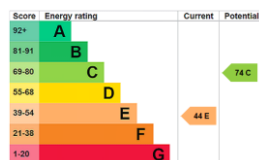
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- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but 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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