



21 Albion Street, Morley, Leeds, LS27 8WP

Ideally situated just a short walk from Morley town centre, this fabulous apartment offers spacious living accommodation arranged over two floors. Having two double bedrooms, one en-suite and benefitting from secure residents parking it is beautifully presented throughout. A viewing is essential to fully appreciate everything this fabulous property has to offer.

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21 Albion Street, Morley, Leeds, West Yorkshire, LS27 8WP

General Remarks

One of the oldest churches in Morley has been sympathetically converted into apartments which have retained a wealth of original features including high ceilings and enjoying an abundance of natural light.

Entered through the original entrance to the church, the secure communal entrance leads to the private entrance of this apartment. The ground floor accommodation briefly comprises; - entrance hall with guest WC, stairs to the first floor and a storage cupboard, living room and a spacious dining kitchen.

The kitchen has fitted wall and base units, ample worktop space and integrated appliances include; - ceramic hob, oven fridge, freezer, washing machine and space for a tumble dryer.

On the first floor there are two double bedrooms, the main bedroom benefits from having an ensuite with a walk-in shower, WC and wash basin, the free-standing wardrobes are included with the sale. The bathroom is part-tiled and has a modern three-piece suite including bath



with shower attachment. The second bedroom and the landing both have built in storage cupboards.

Externally there is a secure, gated parking area with one allocated space for this apartment, and a visitor pass for the visitor parking.

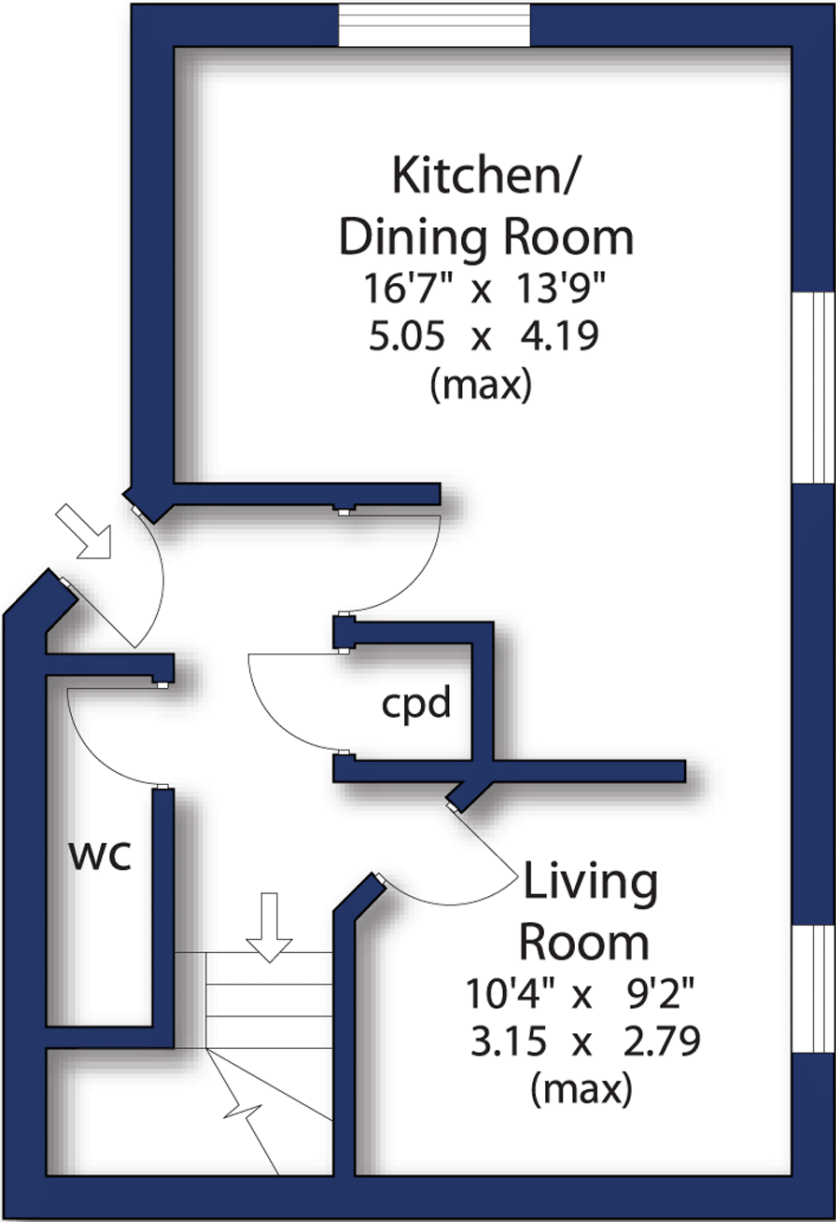
We understand from our vendor that the lease for 125 years was granted in 2002 and that the ground rent is £12.50 per quarter and service charges are £180 per quarter and the buildings insurance is £250 per annum, we would recommend that any potential purchaser confirms this through their own solicitors.



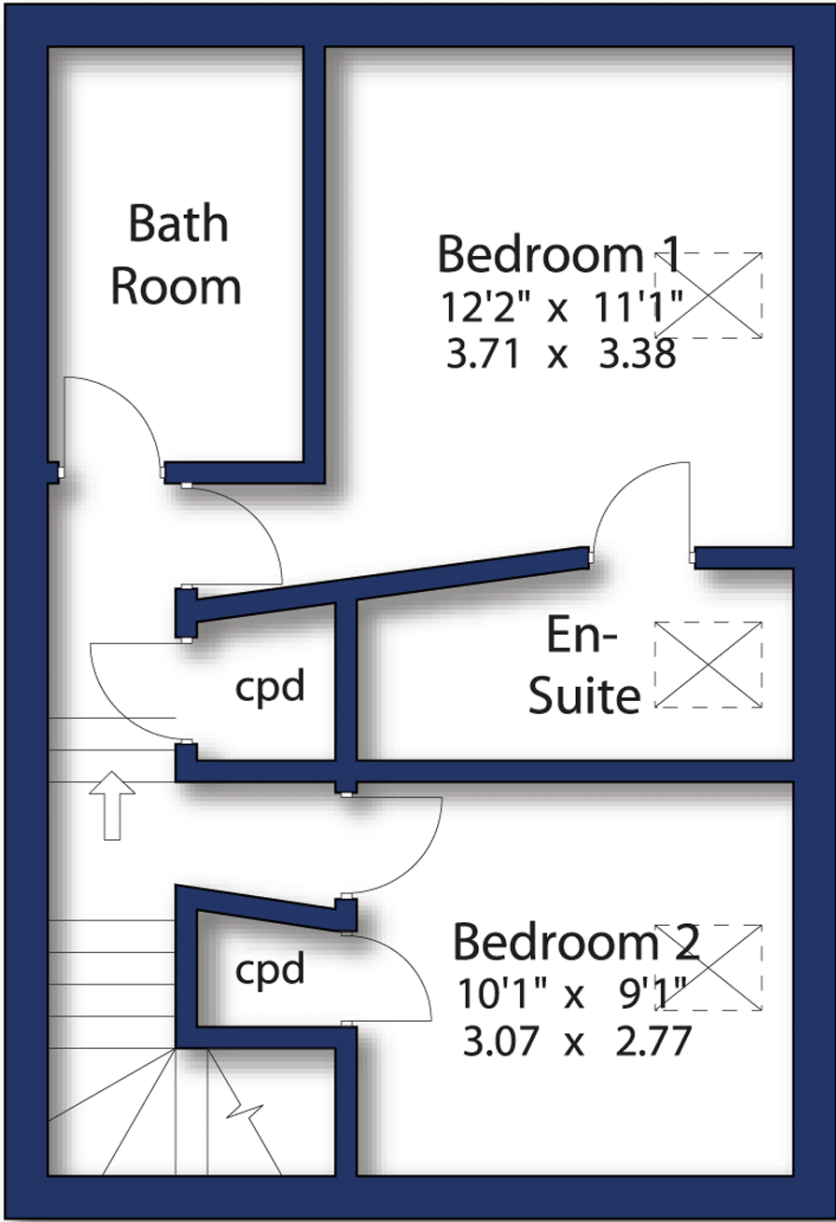




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Parking & Services

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

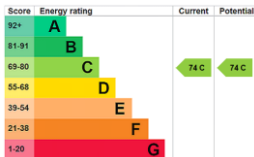
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- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but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



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