



46 Springfield Road, Morley, Leeds, LS27 9PN

Ideally situated in a highly popular residential area this three-bedroom townhouse would benefit from some updating but offers huge potential and would be ideal for first time buyers. Offering spacious living accommodation arranged over three floors a viewing is highly recommended to fully appreciate everything this property has to offer.

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

dacres.co.uk   



46 Springfield Road, Morley, Leeds, West Yorkshire, LS27 9PN



General Remarks

Situated just a short distance from Morley town centre, this three-bedroom townhouse is offered for sale with NO ONWARD CHAIN and would be ideal for anyone looking to modernise a property to their own style and taste.

The ground floor accommodation comprises; - front entrance hall opening to a spacious open plan living area with staircase to the first floor, kitchen area and dining area with access to the conservatory.

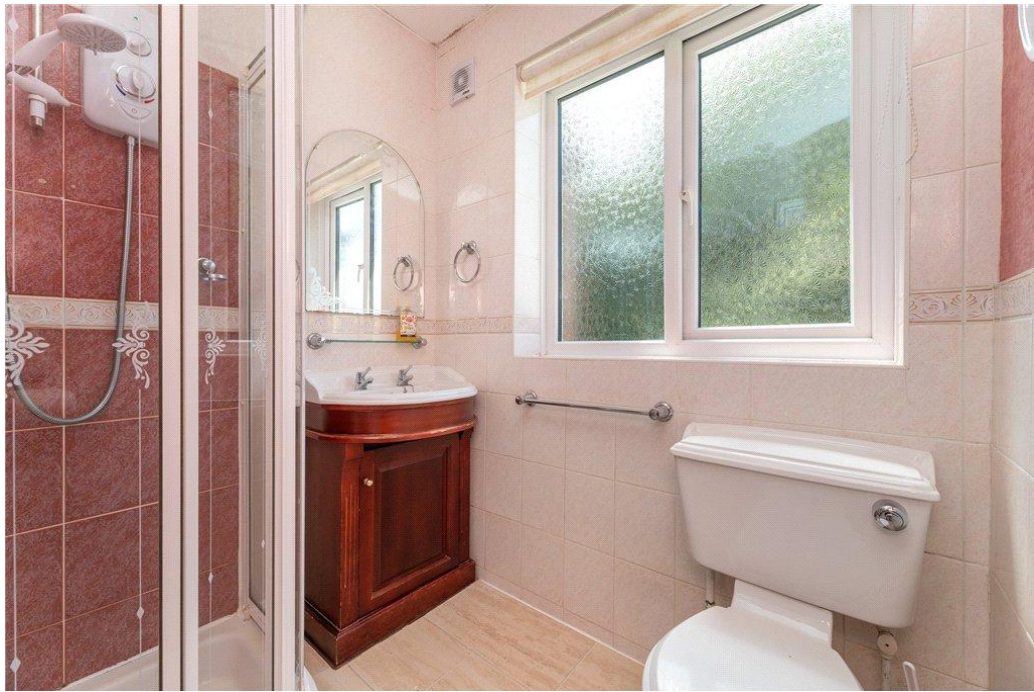
The kitchen has fitted wall and base units, plenty of worktop space and integrated appliances include – gas hob, oven, grill and plumbing for a washing machine.

On the first floor there are three bedrooms, both double bedrooms have fitted wardrobes, and the third bedroom would make an ideal office for anyone wanting to work from home. The fully tiled shower room has a three-piece suite comprising; - shower cubicle with electric shower, WC and wash basin. The landing has a fixed staircase leading up to the second floor which would suit a variety of different uses including an occasional bedroom, playroom etc.

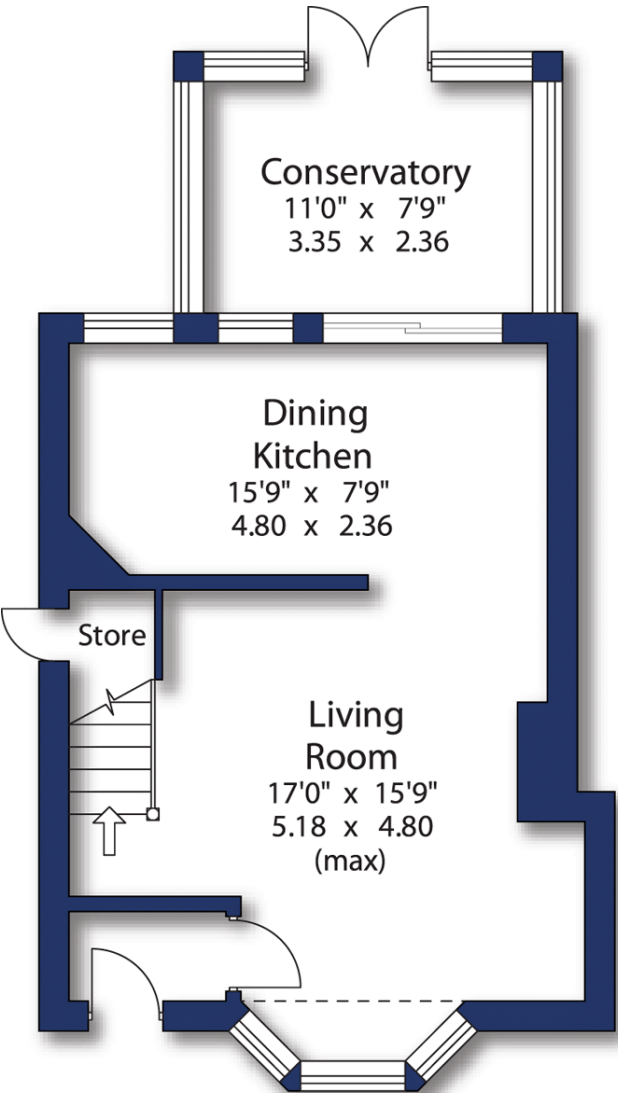
To the front of the property there is a block paved driveway which provides off-street parking and to the rear there is a fully enclosed low maintenance garden which has a large workshop (approx. 17ft x 6ft) which is complete with fitted light and power.



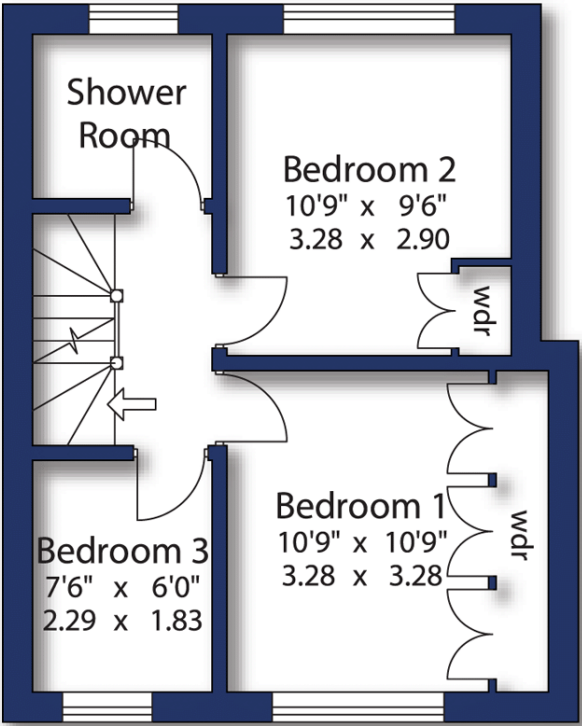




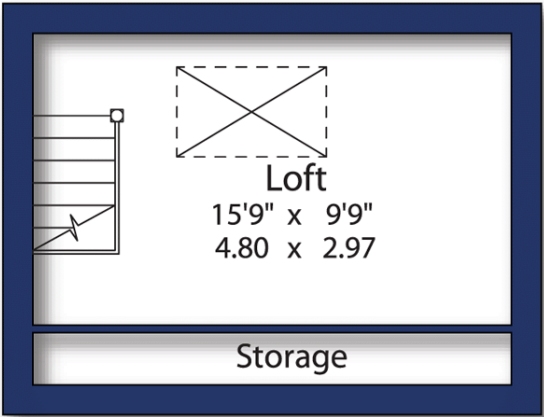
Floorplans



Ground Floor



First Floor



Second Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

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

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: MOR260188

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

