



5 Nepshaw Lane, Morley, Leeds, LS27 9QD

Offered for sale with NO ONWARD CHAIN, this internally spacious through terrace has been significantly improved by the current owner and would be ideal for first time buyers or growing families. Ideally located for local schools and within walking distance of Morley town centre an early viewing is highly recommended.

Asking Price £180,000

- Two double bedrooms
- Large living room with built in storage
- New kitchen installed in 2018
- Modern family bathroom
- Cellar storage
- Fully enclosed rear garden with patio area and summer house
- NO ONWARD CHAIN
- Council Tax Band A

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General Remarks

Beautifully presented and tastefully decorated throughout this deceptively spacious through terrace is ready to move straight in to. A viewing is an absolute must to appreciate everything this fabulous property has to offer.

The ground floor accommodation briefly comprises; - large living room with fitted storage and ample room for a dining table, spacious kitchen with access to the rear garden and the cellar which offers an additional storage space and potential to further develop.

The galley style (Howdens) kitchen was fitted in 2018 and has soft closing units with ample worktop space. Integrated appliances include a gas hob, electric oven, extractor fan. Plumbing is provided for an automatic washing machine, which is available by separate negotiation as is the dishwasher and fridge freezer, which is certain to appeal to first time buyers.

To the first floor there are two double bedrooms and a spacious landing that would be suit a wide variety of different uses. The bathroom is accessed form the landing and has a modern, white three-piece suite including bath with shower attachment and screen. The loft is part boarded and offers a useful additional storage space and has potential to develop.

Externally, the property benefits from having a low maintenance front buffer garden and the larger rear garden is also low maintenance, fully enclosed it is ideal for children or pets. The patio area is ideal for relaxing or enjoying a barbecue and completing this fabulous space is a summer house which has fitted light and power and would make an ideal office if required.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently 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

Please note these photos were taken before the current tenant moved in and are for illustration only as the property may not look exactly the same. 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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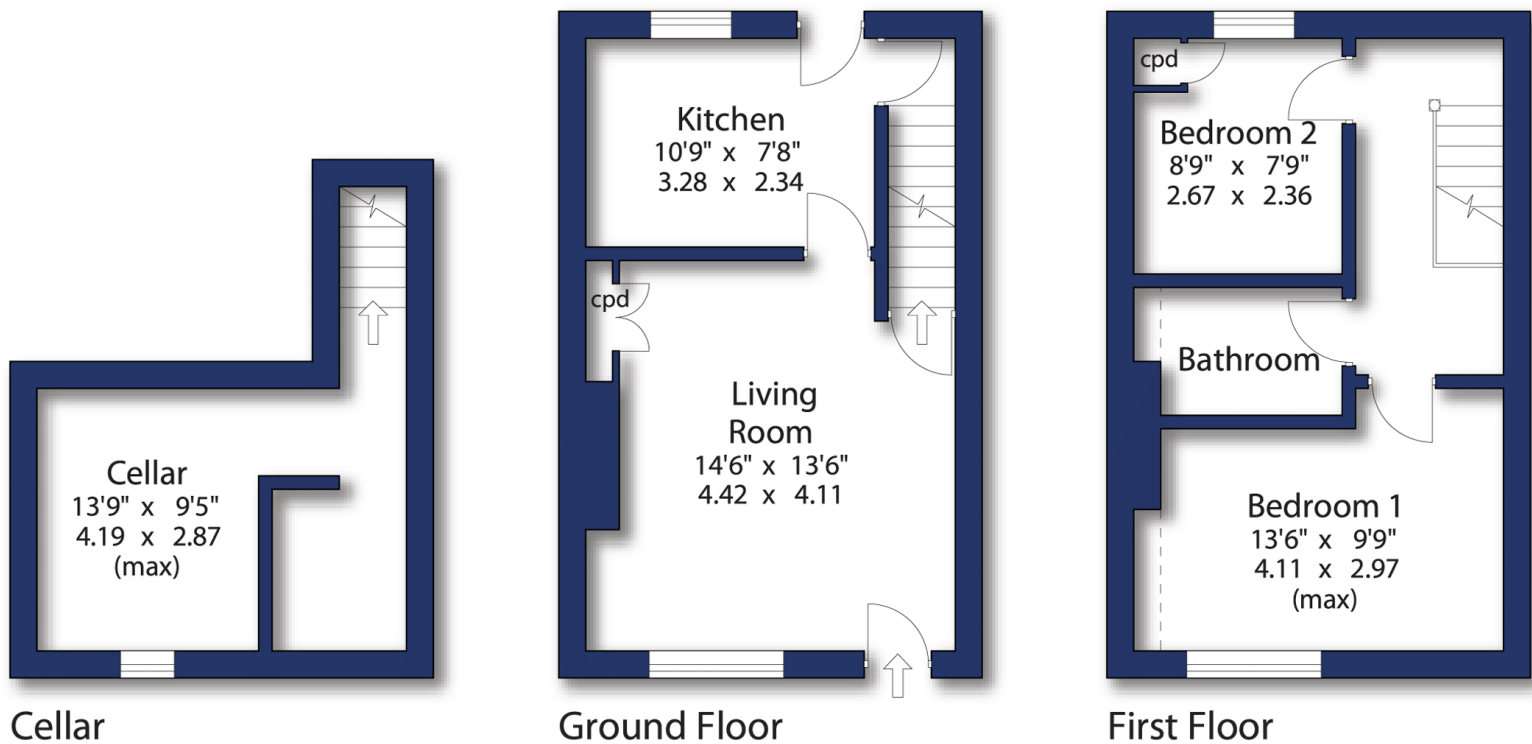


ARRANGE A VIEWING



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

Floorplans



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