



19 Rein Road, Morley, Leeds, LS27 0HZ

A deceptively spacious end-terrace property having accommodation arranged over three floors plus extensive cellars. Ideally situated in a sought after residential area with excellent transport links, easy motorway access and within walking distance of Woodkirk Academy it would make an ideal family home.

34 Queen Street, Morley, Leeds, LS27 9BR

Tel: 0113 322 6333 Email: morley@dacres.co.uk

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Asking Price: £325,000



General Remarks

Located in a highly regarded residential area this substantial property offers flexible and spacious accommodation and although in need of some updating it would make an ideal family home and a viewing is essential to fully appreciate the possibilities.

The ground floor accommodation briefly comprises; - front entrance porch opening to a spacious entrance hall with stairs rising to the first floor, two good sized reception rooms and a dining kitchen with fitted wall and base units and access to the cellar and rear garden.

The first floor has three bedrooms, two of which are doubles and the third bedroom is a good sized single. The bathroom is part-tiled and has a three-piece suite comprising bath, WC and wash basin.

On the second floor there is one double bedroom and a generous storage room that could easily become a fifth bedroom or an office for anyone wanting to work from home.

The property has extensive cellars to the lower ground floor which have direct access to the rear and offer the potential for development, subject to obtaining relevant consents.

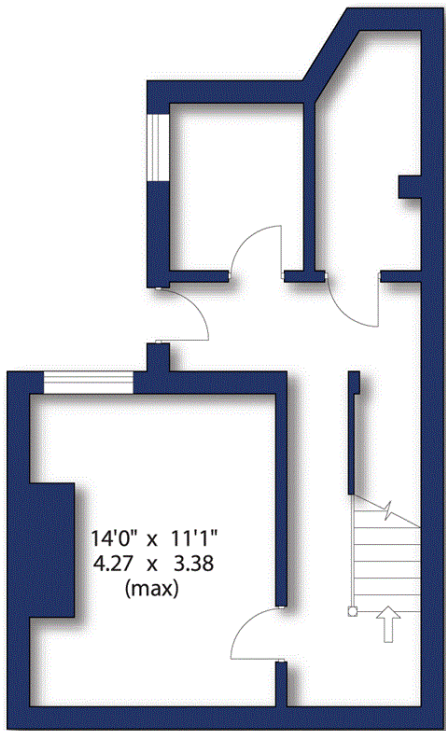
Externally there is a small low maintenance gated garden to the front which sets the property back from the road. To the rear of the property there is a cobbled yard, ample off-street parking leading to a single garage and a generous rear garden of which we believe to be in the region of approximately 0.2 acres, with some work this space could become a useable outdoor space.



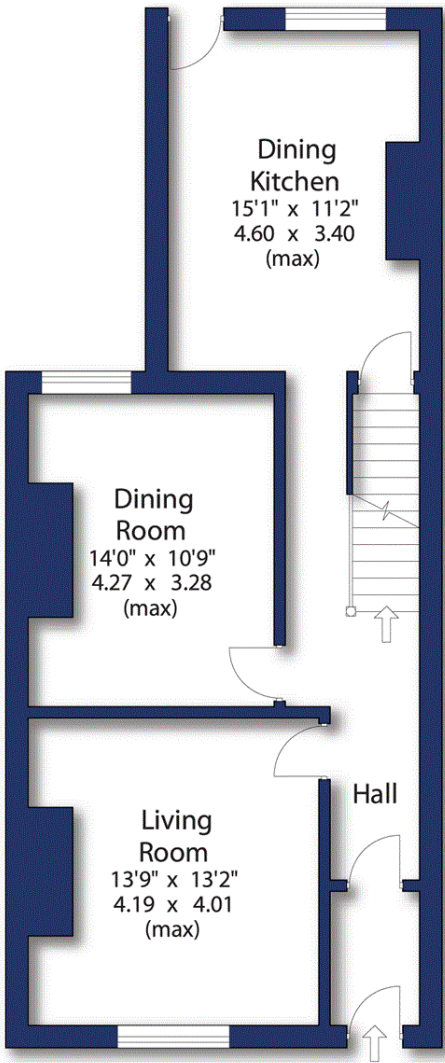




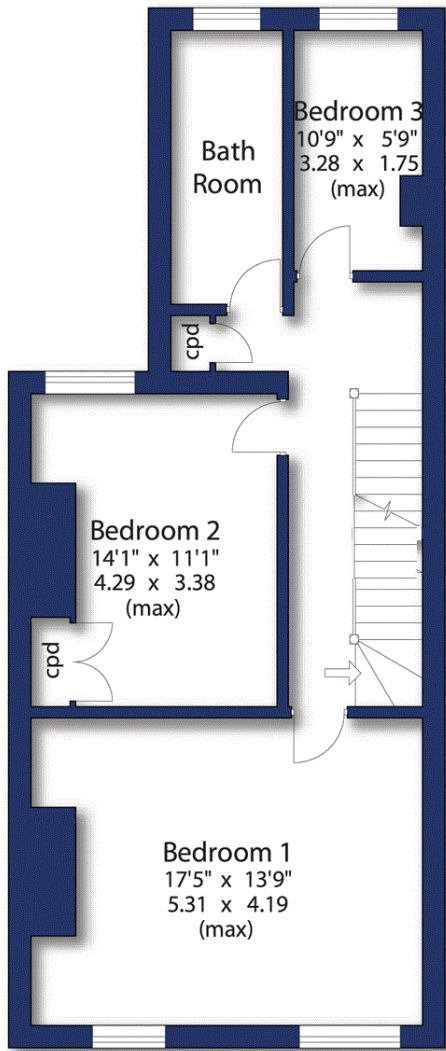
Floorplans



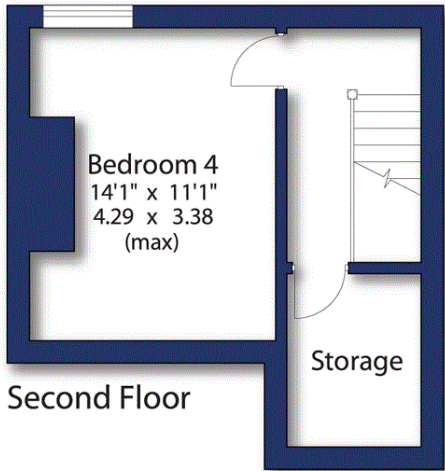
Lower Ground Floor



Ground Floor



First Floor © Dacre, Son & Hartley



Second Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

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

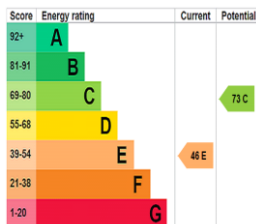
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