



12 Priestley Manor, Peel Street, Morley, Leeds, LS27 8ZJ

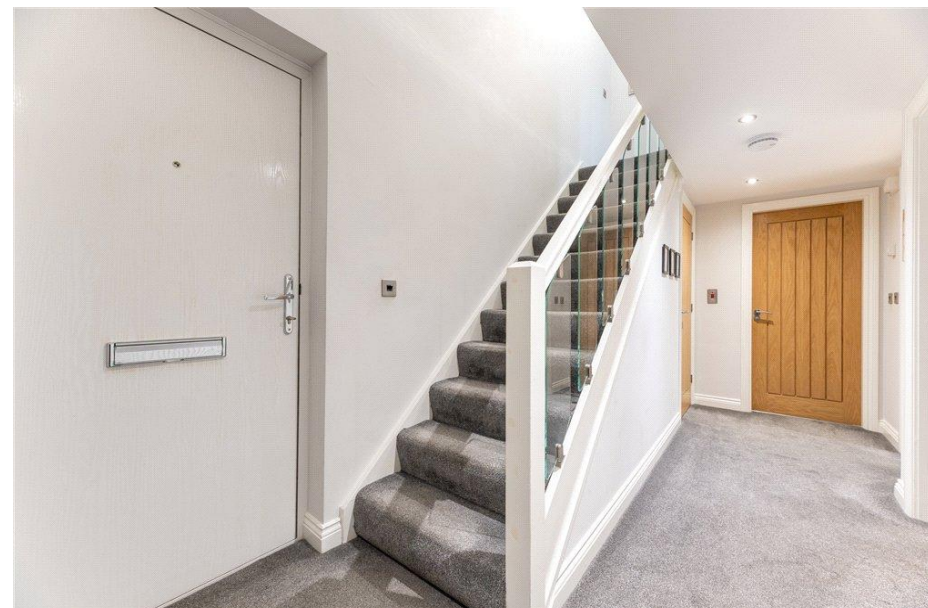
An impressive, two-bedroom duplex apartment set in Priestley Manor and situated just a short walk from Morley town centre. Finished to a high standard and offering a highly practical living space with allocated parking it is the definition of turnkey. An early viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk [f](#) [t](#) [i](#)



12 Priestley Manor, Peel Street, Morley, Leeds, West Yorkshire, LS27 8ZJ

Offers in the region of: £220,000



General Remarks

Converted in 2017 from an old school building Priestley Manor is a select development of executive properties which have retained many original features skilfully combined with everything needed for modern living.

Entered via a secure communal entrance with intercom access this stunning first floor duplex apartment is beautifully presented and tastefully decorated throughout. Having two double bedrooms, allocated parking and a highly practical open plan living area it is likely to appeal to a variety of buyers and a viewing is essential to fully appreciate everything this property has to offer.

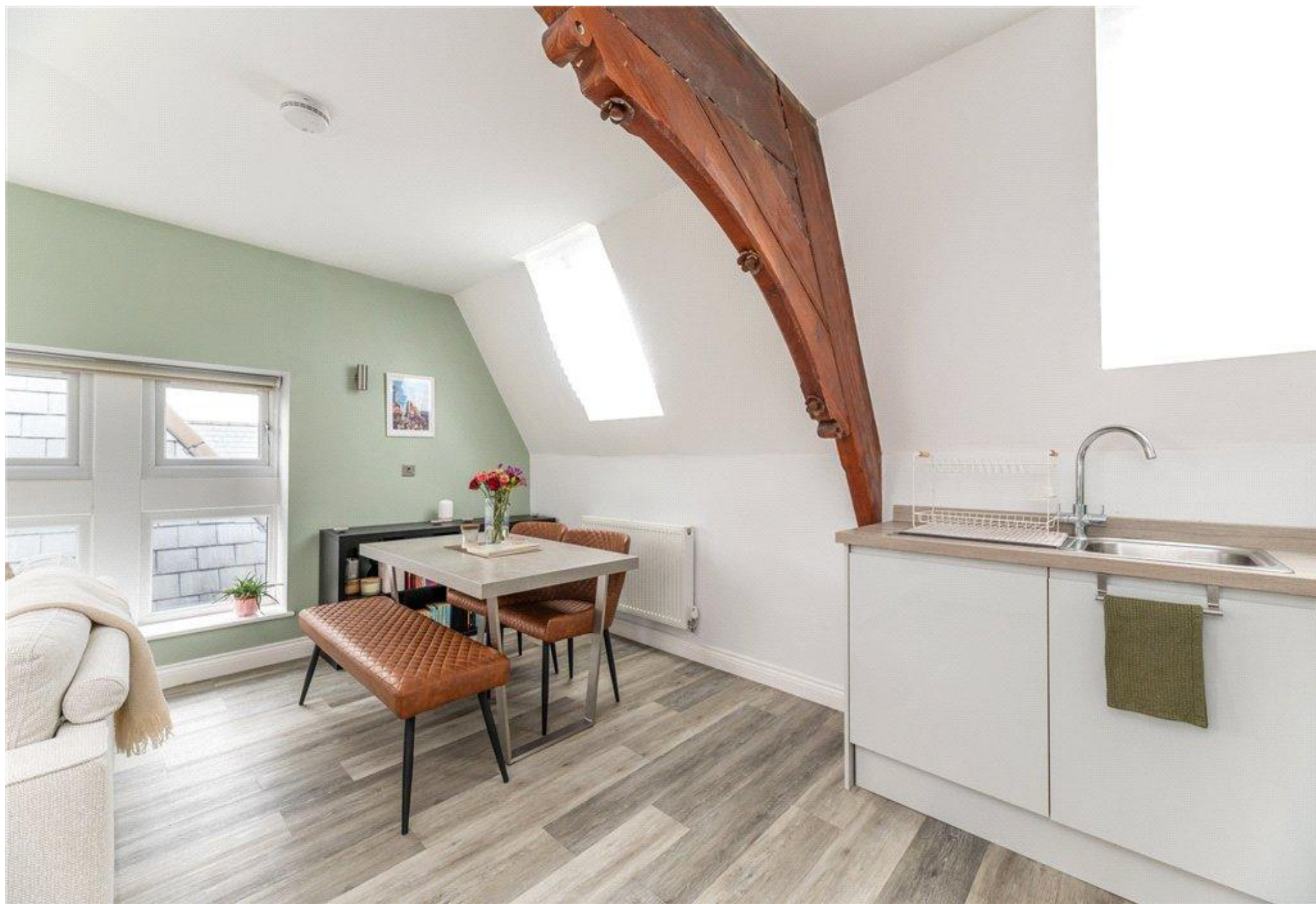
To the lower floor there is a spacious entrance hall with a useful understairs storage cupboard, two double bedrooms and a bathroom with a modern three-piece suite comprising; - bath with electric shower over, shower screen, WC and wash basin.

The upper floor is a fabulous open plan living space which enjoys plenty of natural light and has a large, exposed beam spanning the room. The stylish kitchen has fitted units, plenty of worktop space and integrated appliances include- fridge, freezer, microwave, oven, hob and dishwasher. The utility area has an integrated washer/dryer which is also included with the sale.

Externally, there is one allocated parking space in the gated car park and plenty of on-street parking.

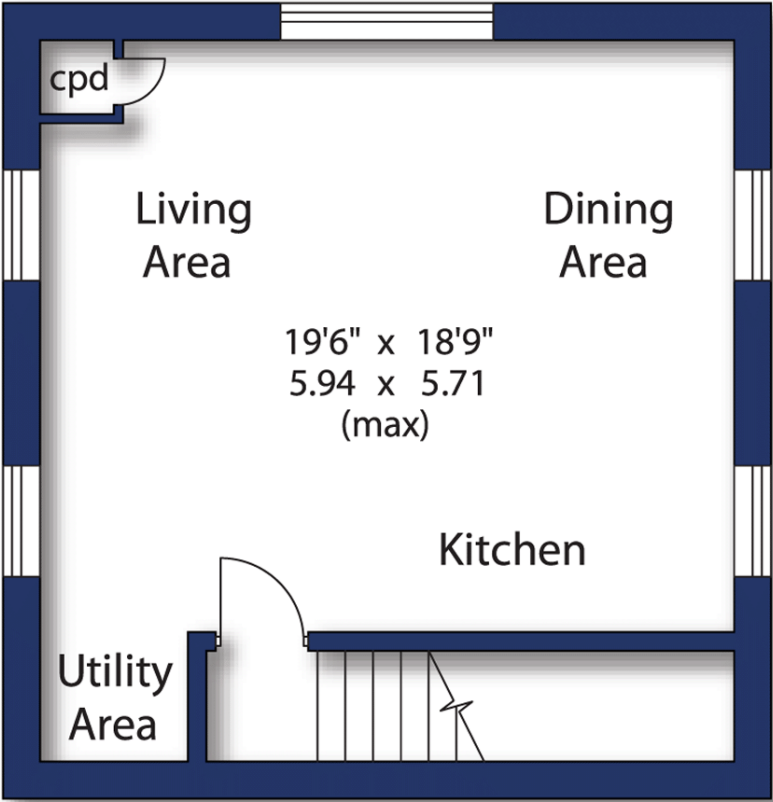
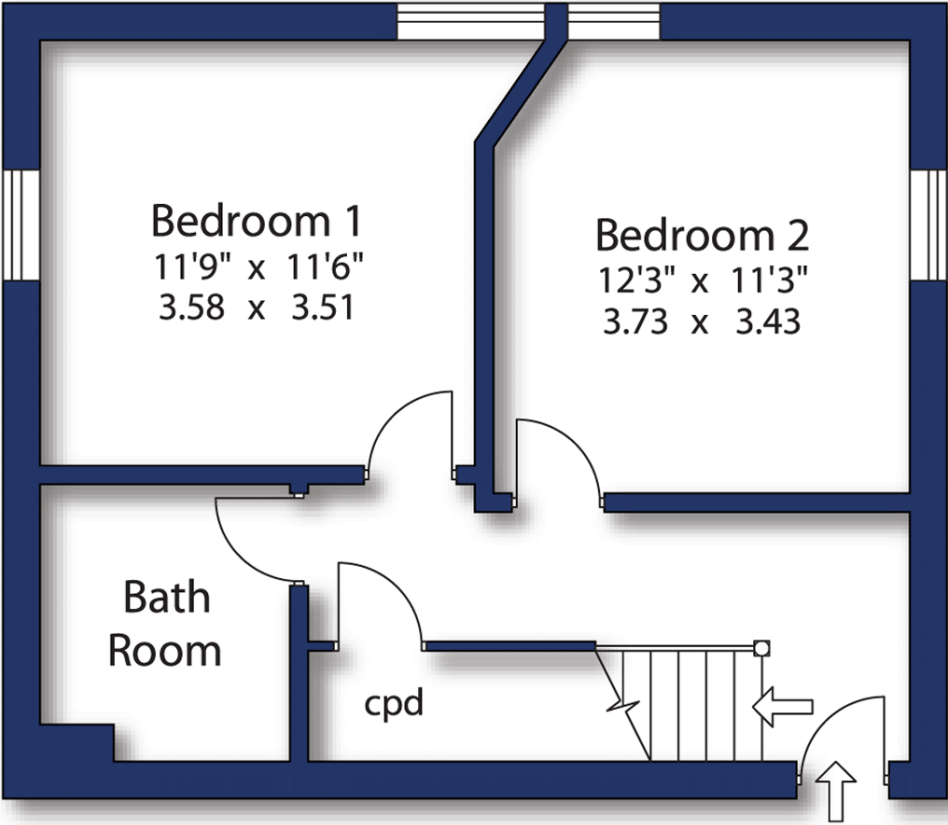
We are advised by our vendor that the lease was granted in 2017 for 999 years, the ground rent is £1. per annum, and the service charges are £880 which includes the annual buildings insurance premium. We would recommend that any potential purchaser verify these figures through their solicitor.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Parking & Services

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

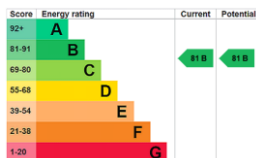
Referral fees

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: MOR260238

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

