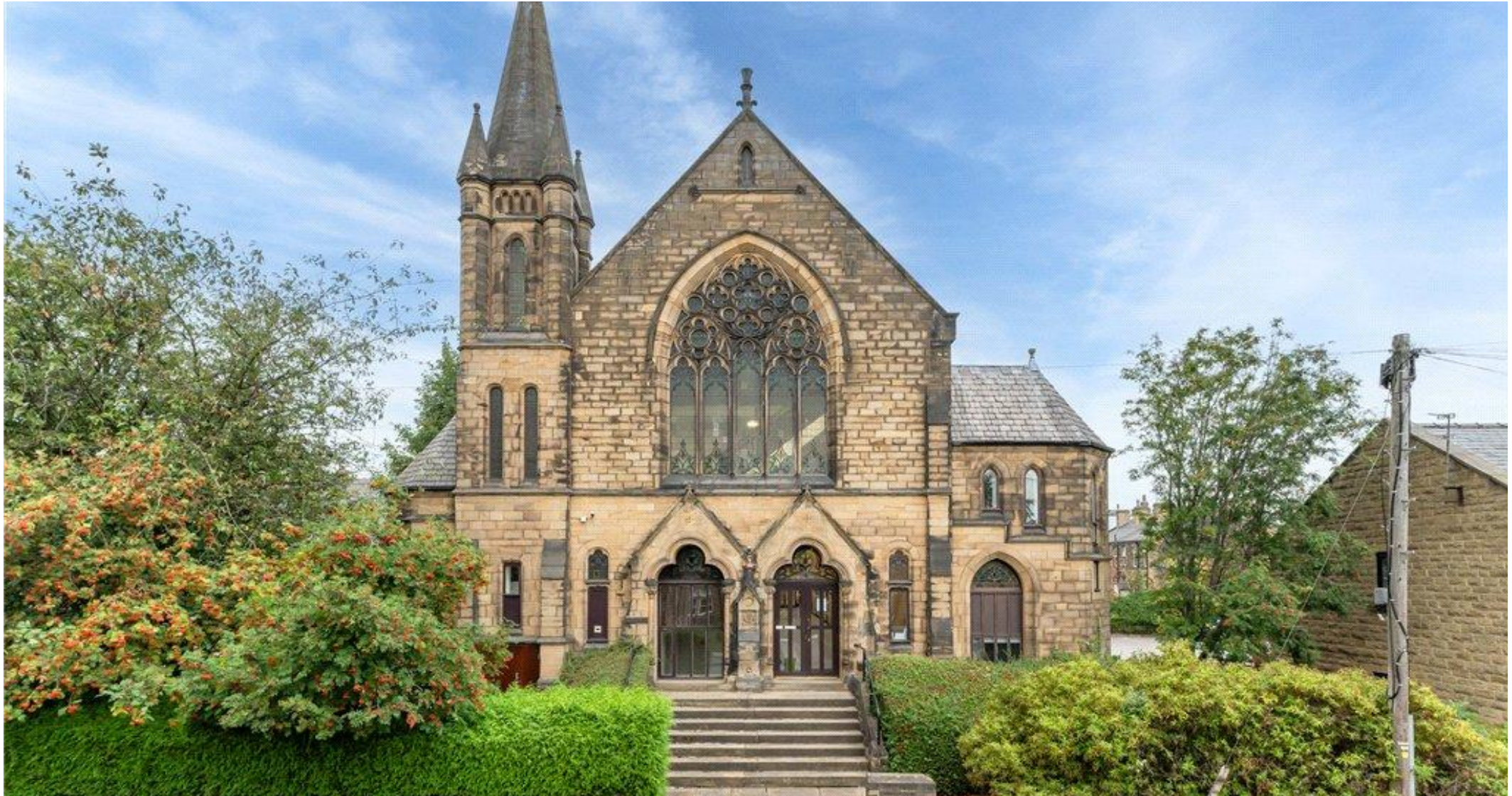




Flat 12, Fountain Hall, 158 Fountain Street, Morley, Leeds, LS27 0RA

Located just a short distance from Morley town centre and enjoying easy motorway access this two-bedroom duplex apartment is tastefully decorated throughout. Offering spacious living accommodation arranged over two floors it would be ideal for first time buyers, and 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   



Flat 12, Fountain Hall, 158 Fountain Street, Morley, Leeds, West Yorkshire, LS27 0RA

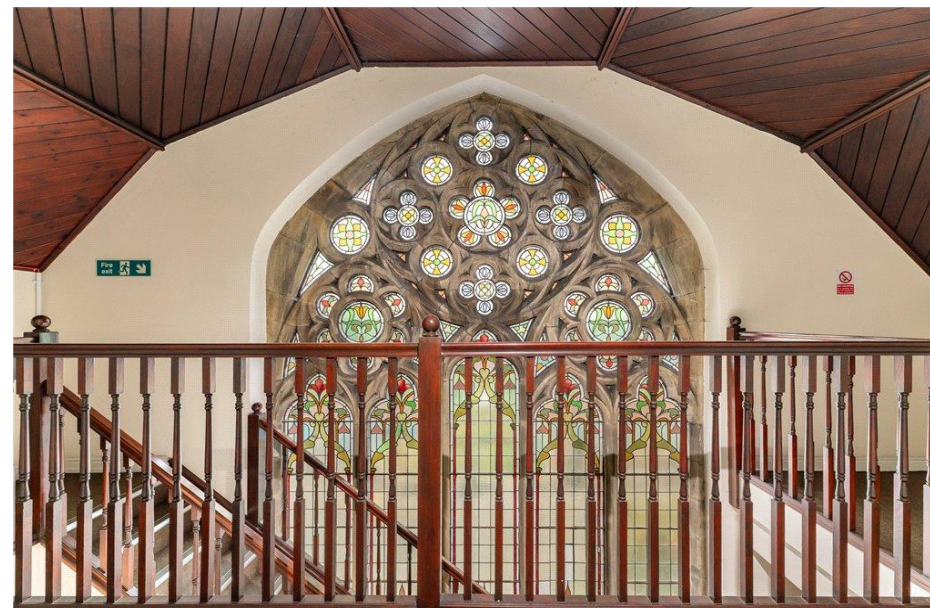
Offers Over: £144,000

General Remarks

Entered via a secure communal entrance, this two-bedroom duplex apartment is set within a former church, converted in the 1990's it still retains many original features including stained glass windows and exposed beams.

The accommodation comprises; - entrance hallway with stairs rising to the upper floor and a useful understairs storage cupboard, spacious living room, kitchen and one double bedroom.

The kitchen has fitted units, plenty of worktop space and integrated appliances include - electric hob, oven and extractor, the fridge freezer and washing machine are included with the sale.



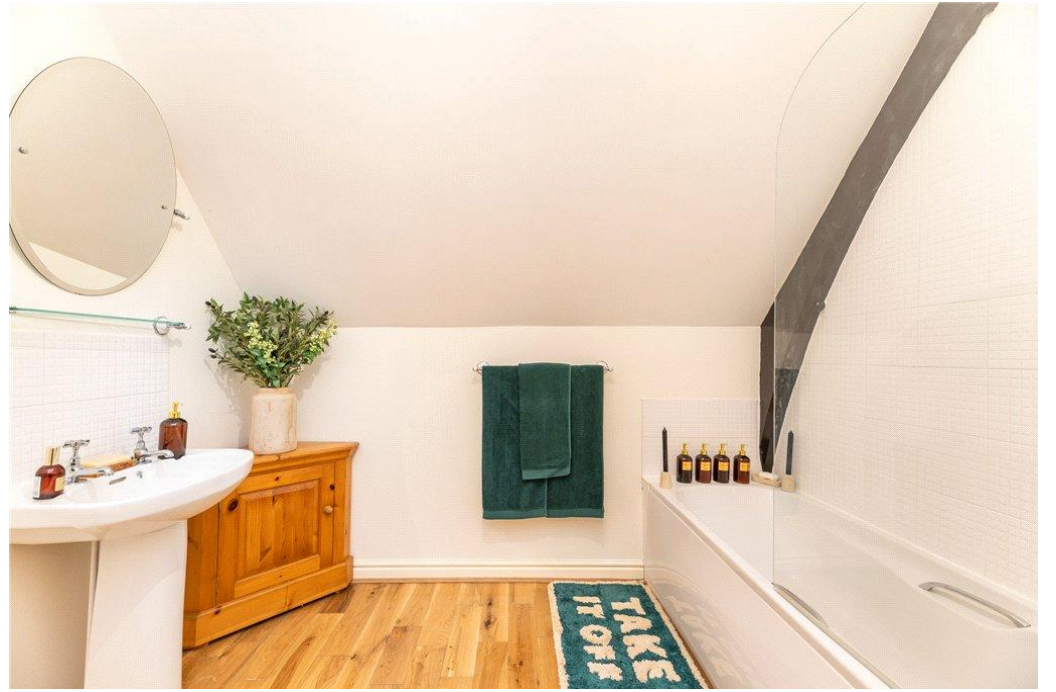
On the upper floor there is one double bedroom and the bathroom which has a three-piece suite comprising; - bath with electric shower over, shower screen, WC and wash basin.

Externally there is one allocated parking space and additional visitor parking.

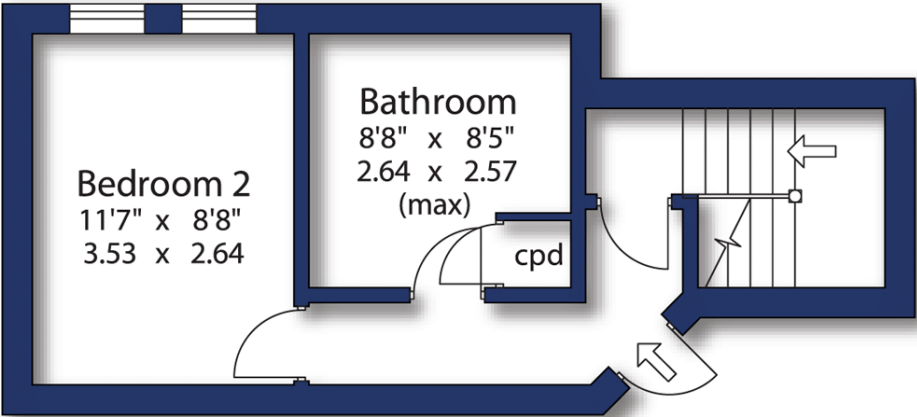
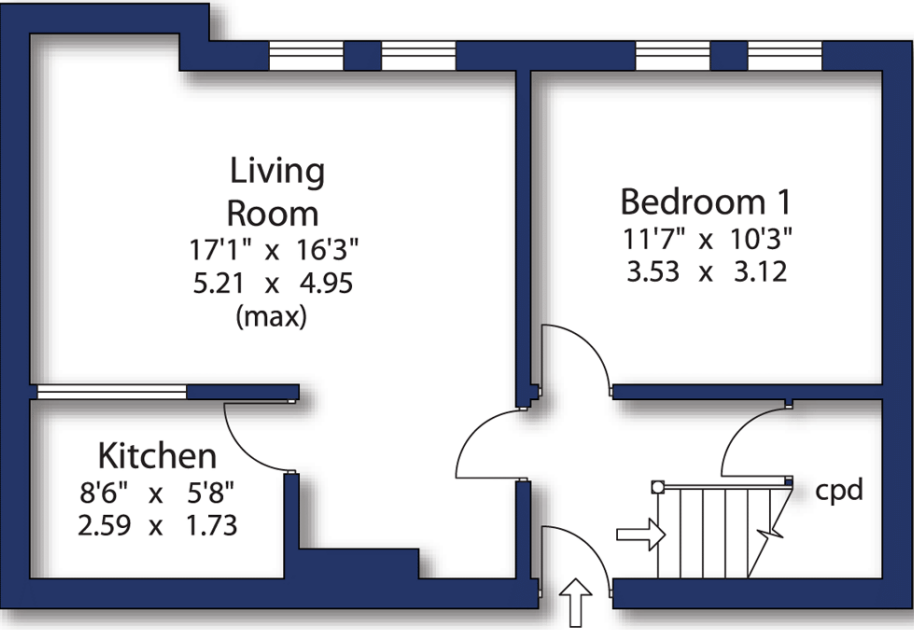
We are advised by our vendor that the lease was granted in 2004 for 150 years, the ground rent is £200. per annum, and the service charges are £1486. We would recommend that any potential purchaser verify these figures through their solicitor.







Floorplans



Upper 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, and drainage are installed. Domestic heating and hot water are electric. Allocated parking and visitor parking are 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: MOR260038

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