



Asking Price £58,900

- One-bedroom ground floor apartment
- Open plan living kitchen
- Modern bathroom
- Gated, residents parking
- Convenient for Morley town centre
- NO ONWARD CHAIN
- Council Tax Band A
- EPC Band D

34 Melbourne Mills, Melbourne Street, Morley, Leeds, LS27 8BJ

Offered for sale with NO ONWARD CHAIN, this one-bedroom ground floor apartment is ideally situated within easy walking distance of Morley town centre. Benefiting from gated car-parking it would be ideal for first time buyers and investors.

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

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34 Melbourne Mills, Melbourne Street, Morley, LS27 8BJ

General Remarks

This modern ground floor apartment is ideally located within the highly popular Melbourne Mills development, just a short walk from Morley town centre. Secure gated access opens to the resident and visitor parking spaces and the building has secure access to the communal areas with intercom access for guests.

The accommodation comprises; - inner hallway with a storage cupboard, one bedroom, bathroom and an open plan living space with a kitchen area.

The kitchen area has fitted wall and base units, ample worktop space, sink, drainer and an integrated hob, oven, fridge and washing machine.

The part-tiled bathroom has a three-piece suite including bath with shower over, shower screen, low level flush WC and wash basin.

The property is located just a short walk from Morley which has a vibrant town centre with a wide variety of shops, amenities and even an indoor market. Leeds city centre is approximately 5 miles away and is readily accessible via the local train station, the nearby park and ride or excellent public transport links.

We understand that the lease expires in 2129 and that the ground rent is £400.00 per annum and the service charges are to be confirmed. We highly recommend that any prospective purchaser confirm these figures independently.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Services & Parking

- Leasehold
- Mains electricity, water and drainage are installed. Domestic heating and hot water are electric. 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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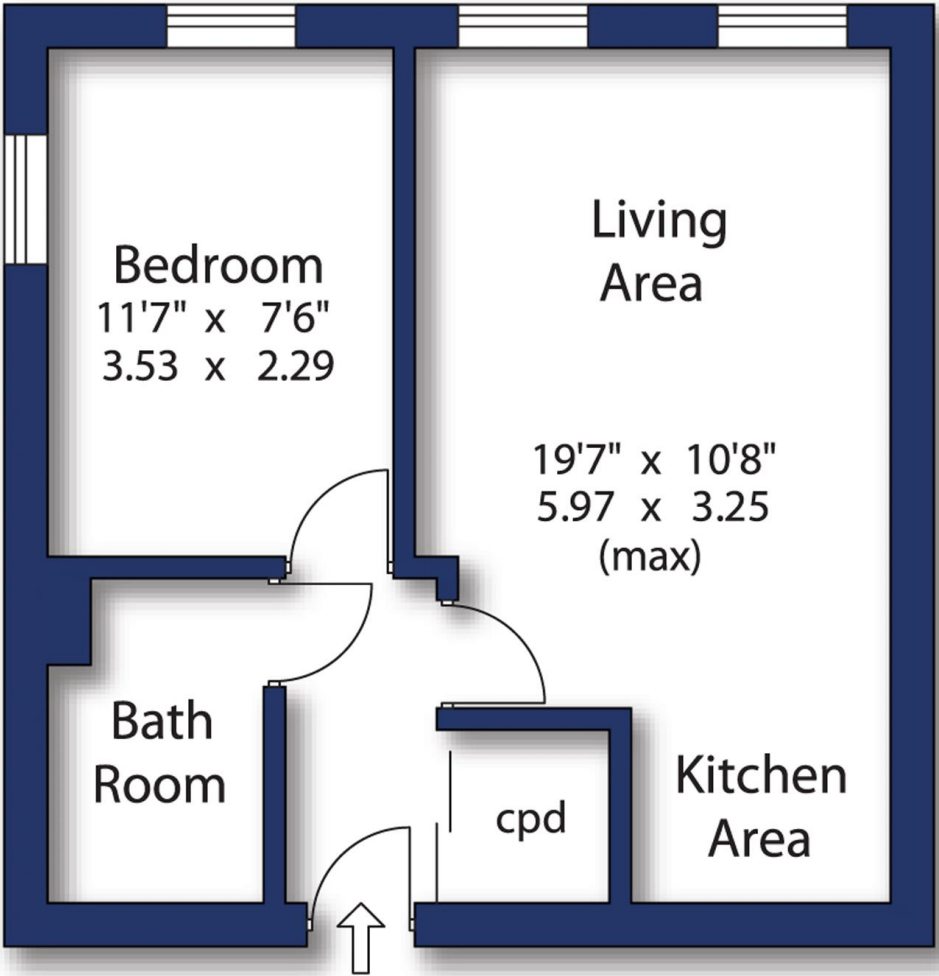


ARRANGE A VIEWING



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morley@dacres.co.uk

Floorplans



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