



Britannia Road, Morley Leeds LS27 0AR

welcome to

Britannia Road, Morley Leeds

PERFECT FTB/INVESTMENT OPPORTUNITY, MODERN and WELL PRESENTED throughout, NO ONWARD CHAIN, THREE bedroom MID BACK to BACK TERRACE, LIVING/KITCHEN, two first floor bedrooms, MODERN HOUSE BATHROOM and further second floor bedroom with MODERN ENSUITE. PAVED and ARTIFICIAL GRASSED GARDEN.

Living Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, microwave and dishwasher, breakfast island incorporating electric hob, gas central heating radiator, two double glazed windows and door to the front. Stairs leading to the basement cellar.

area.

First Floor Landing

Access to bedrooms one and two and house bathroom. Stairs leading to the second floor landing.

Bedroom One

Double glazed window to the front, gas central heating radiator.

Bedroom Two

Double glazed window to the front, gas central heating radiator.

House Bathroom

A modern three piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, under floor heating, part tiled walls and double glazed window to the front.

Second Floor Bedroom Three

Two double glazed skylights, gas central heating radiator, eaves storage. Access into the ensuite.

Ensuite

A modern ensuite comprising of a shower cubicle, low level flush WC, wash hand basin, under floor heating, skylight window.

Exterior

Easy to maintain paved garden with artificial grass





view this property online williamhbrown.co.uk/Property/MLY112036



welcome to

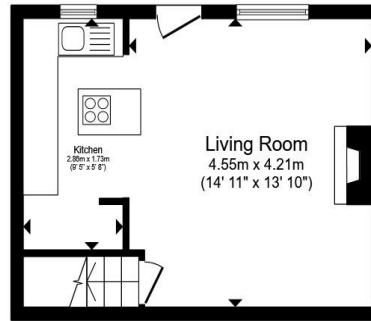
Britannia Road, Morley Leeds

- Three bedroom mid back to back terrace
- Modern and well presented throughout
- No onward chain
- Perfect FTB/investment
- Second floor bedroom with ensuite

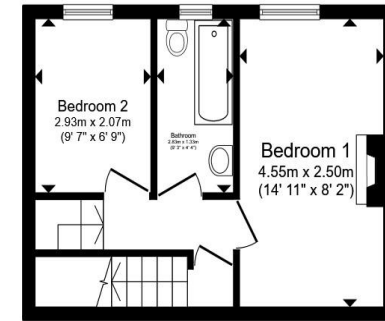
Tenure: Freehold EPC Rating: D
Council Tax Band: A

fixed price

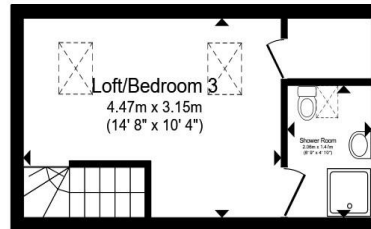
£200,000



Ground Floor



First Floor



Second Floor

Total floor area 74.0 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/MLY112036



Property Ref:
MLY112036 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk