



Flat 1 Queen Street, Morley Leeds LS27 8HE

welcome to

Flat 1 Queen Street, Morley Leeds

Fabulous ONE bedroom GROUND FLOOR APARTMENT, TO BE SOLD with SITTING TENANTS, PERFECT INVESTMENT opportunity, situated in Morley Town Centre close to all amenities and having good access to motorway links.



Agents Note:

'The term of the lease is 99years from 01/10/2005 date, which means there are currently 78years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.'

Entrance Porch**Open Plan Living Kitchen**

Has a fitted kitchen with a range of base and wall units with work surfaces over, incorporating sink and drainer, part tiled walls, electric oven and hob, space for washing machine and fridge, double glazed wooden window, electric heater.

Bedroom One

Double glazed wooden window, electric heater.

Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, storage cupboard.



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Flat 1 Queen Street, Morley Leeds

- One bedroom ground floor apartment
- Situated in Morley Town Centre
- SOLD with SITTING TENANT
- Perfect investment opportunity
- Good access to motorway links

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1236.00

Ground Rent: 400.00

£80,000

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MLY112052 - 0003

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.



Please note the marker reflects the
postcode not the actual property



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