

David Moor



2 Viceroy View Churwell, Leeds, LS27 7FX

- New first floor flat
- 2 bathrooms
- Superb kitchen with integral appliances
- Designated parking with Electric charging point
- 2 double bedrooms
- Electric heating
- Close to Morley centre
- Unfurnished / part furnished
- PVC double glazing
- Close to train and bus services

£995 Per Calendar Month

2 Viceroy View

Churwell, Leeds, LS27 7FX



Available to let now is this brand new build apartment has two double bedrooms, en-suite shower room to main bedroom, second bathroom and is, situated in this popular location in Churwell.

The property has a fully fitted kitchen with integral appliances is also offered unfurnished or part furnished to suit your needs. Has an excellent B rating on the energy performance certificate with economic electric heating and PVC double glazing.

There are communal gardens and residents parking space with electric car charging point and additional space for visitors.

An early viewing is highly advised! Offering brilliant links into Leeds City Centre, and close to Morley train station as well as a range of vibrant shops and bars, this property is ideal for a young professional!

Communal Entrance Hall

Entrance Hall

Living room

15'1" x 12'4" (4.60m" x 3.76m")

Kitchen area

10'3" x 9'3" (3.12m" x 2.82m")

Bedroom 1

15' x 8'10" (4.57m x 2.69m")

En suite shower room

Bedroom 2

9'7" x 8'10" (2.92m" x 2.69m")

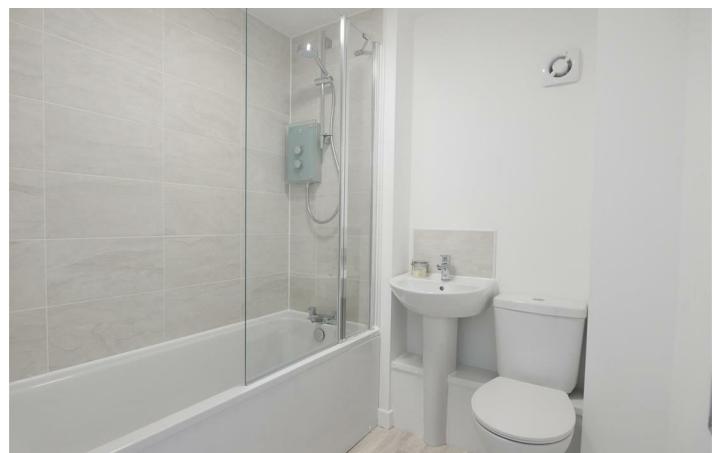
Bathroom

Outside

Disclaimer

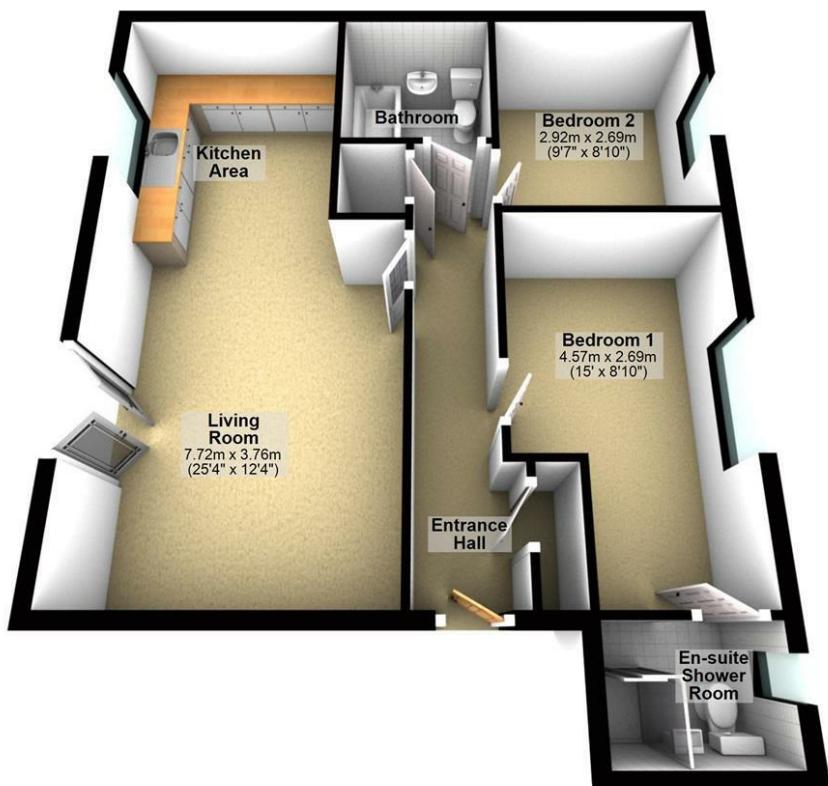
Information





Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

129 Queen Street, Leeds, LS27 8HE
 Tel: 0113 253 4151 Email: morley@davidmoor.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	