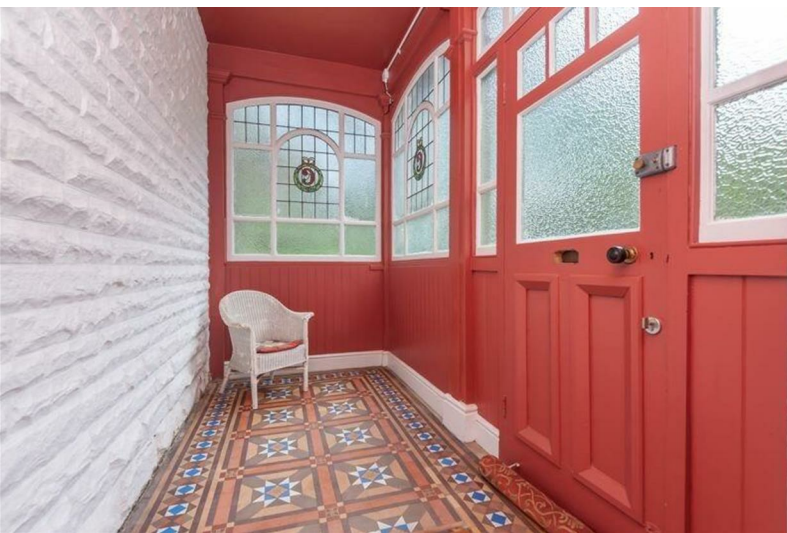




## Flat 1, Cranbourne St. Andrews Avenue

, Morley, LS27 0JU

£1,400



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## Entrance Porch

With panelled and glazed entrance door, original mosaic tiled floor and access to kitchen

## Living room

16'10" x 15'11" plus bay (5.13m" x 4.85m" plus bay)  
With original polished timber fireplace having tiled insert and hearth, original cornice and ornamental mouldings, semi circular bay window and 2 radiators.

## Kitchen

26'8" x 9'9" (8.13m" x 2.97m")  
With original panelled wall and inset glazed storage cupboards complemented by a modern island kitchen with Granite work surface, Breakfast bar, Base units, 2 integral electric ovens, 4 ring ceramic hob with extractor, fridge, freezer and dishwasher. 2 radiators, original polished timber fireplace with inset brick feature.

## Utility room

With automatic washing machine access to kitchen and bathroom.

## Bedroom 1

15'10" x 14'11" (4.83m" x 4.55m")  
To the front with radiator, picture rail, ornamental cornice and mouldings, triple wardrobe to alcove and access to en-suite shower room.

## Ensuite shower room

Being part tiled with white suite suite of shower tray to tiled cubicle with thermostatic overhead shower, additional handset glass panel and sliding door.

## Bedroom 2

14'10" x 14'3" (4.52m" x 4.34m")  
To the rear with radiator, original cast iron feature range, storage cupboards/wardrobes to alcoves, picture rail and ceiling cornice.

## Bedroom 3

14'10" x 14'10" plus bay (4.52m" x 4.52m" plus bay)  
To the side with bay window, radiator, picture rail, ornamental cornice and mouldings, double wardrobe to alcove.

## Bathroom

Tiled to bath and shower area with suite of white cast iron panelled bath, stone wash basin to corner unit and low flush WC. Overhead thermostatic shower over bath, Victorian style mixer tap with shower, radiator and tiled floor.

## Outside

Walled garden to the front with shrubs and patio.  
There is gated parking on the driveway for 2 cars.

## Disclaimer

N. B. Please note all measurements are taken by a laser tape measure, their accuracy, therefore cannot be guaranteed. All Services - Electrical or otherwise are not tested. Any references to any wood or metals e.g. Mahogany, pine, brass, copper etc. Relate only to the colour and effect and do not imply the products are made of these materials. The 3D plan is a representation of design and does not reflect fittings and finishes.

## Information

David Moor are members of the Property Redress Scheme and Client Money Protect

Tel: 0113 253 4151

Council tax band C  
EPC D  
Holding deposit £50.00  
Bond £1500.00



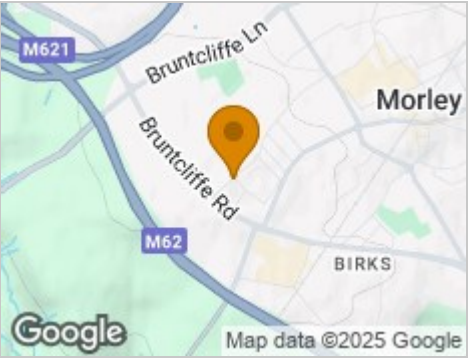
Road Map



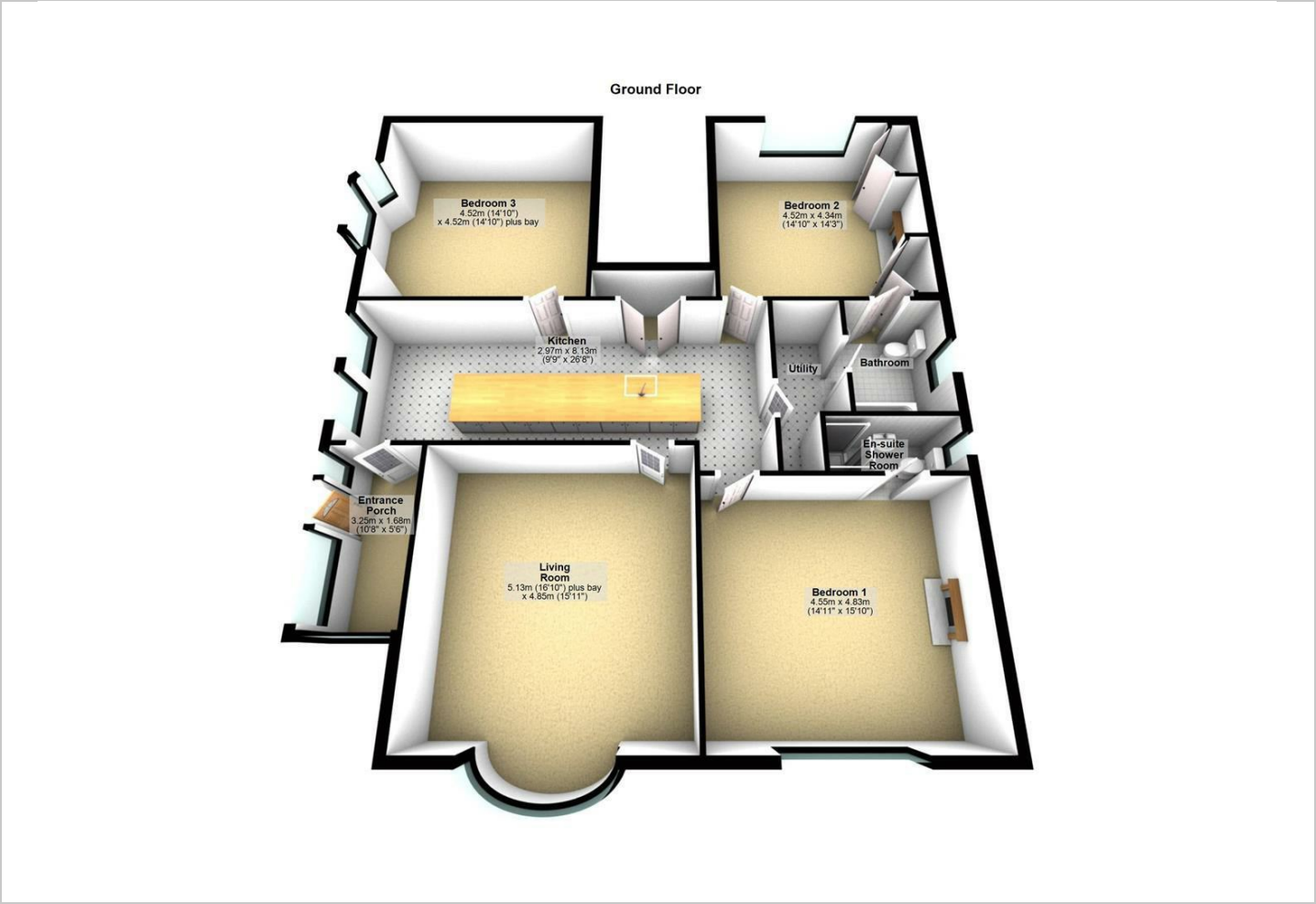
Hybrid Map



Terrain Map



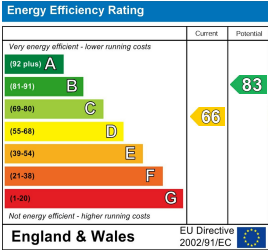
Floor Plan



Viewing

Please contact our Morley Office on 0113 253 4151 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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