

# David Moor



**13 Gillroyd Place Morley, Leeds, LS27 8AU**

Back to back terrace house  
One bedroom  
Gas central heating  
PVC double glazing

Separate modern kitchen  
Spacious bathroom  
Close to Morley centre

**£650 PCM**

# 13 Gillroyd Place

Morley, Leeds, LS27 8AU



## Viewing

### Living Room

15'9" x 12'8" (4.80 x 3.86)

### Kitchen

13'1" x 5'9" (3.99 x 1.75)

### Cellar

### First floor landing

### Bedroom 1

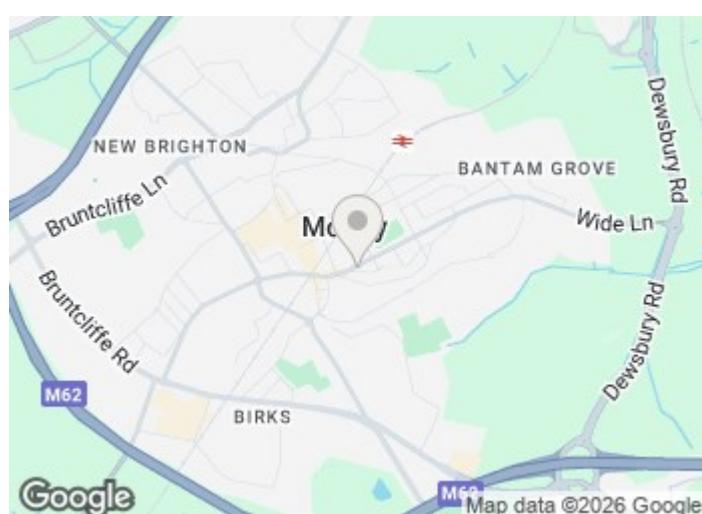
15'9" x 12'0" (4.80 x 3.66)

### Bathroom

### Outside

### Disclaimer

### Information

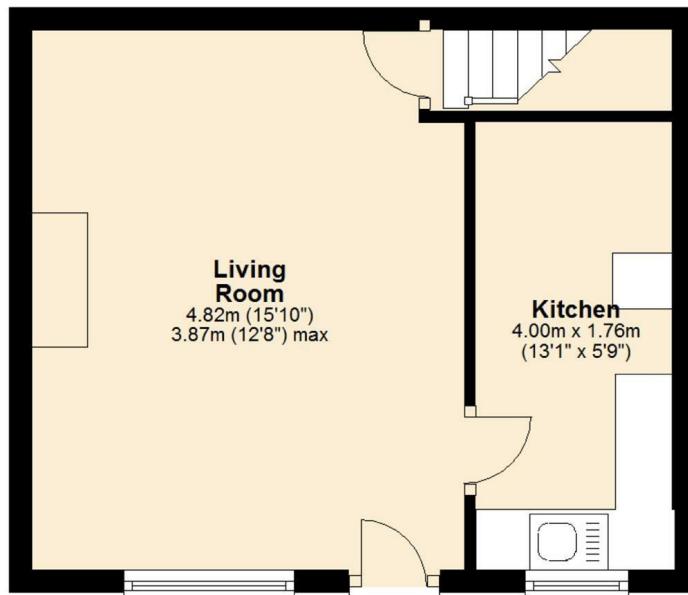




## Floor Plan

### Ground Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



### First Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



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.

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