

David Moor



Flat 3 St. Andrews Avenue

Morley, Leeds, LS27 0JU

- Superb basement apartment
- Electric panel heating
- Close to Morley centre
- Overlooking Dartmouth Park
- Sealed unit double glazing
- Easy access to motorways and town centres
- 3 bedrooms
- Modern kitchen and shower room
- Parking for 2 cars

£950 Per Month

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A substantial 3 bedroom basement apartment situated overlooking Dartmouth Park in this sought after residential area.

The property has recently been refurbished throughout with Electric heating, double glazing, modern kitchen units complementing original features which have been retained throughout along with high quality decor and fittings.

The property is within easy reach of Morley centre with its shops and bars and there is access to good bus and rail services, the motorway network and surrounding town centres of Leeds, Wakefield and Bradford.

The apartment has small garden and off road parking for 2 cars.

We would strongly recommend an internal inspection to appreciate this high quality individual apartment.

Viewing

Living Room

15'2" x 14'8" (4.62m" x 4.47m")

Hallway

Kitchen

8'3" x 7'1" (2.51m" x 2.16m")

Bedroom 1

14'4" x 9'6" plus bay (4.37m" x 2.90m" plus bay)

Bedroom 2

10'9" x 8'9" (3.28m" x 2.67m")

Bedroom 3

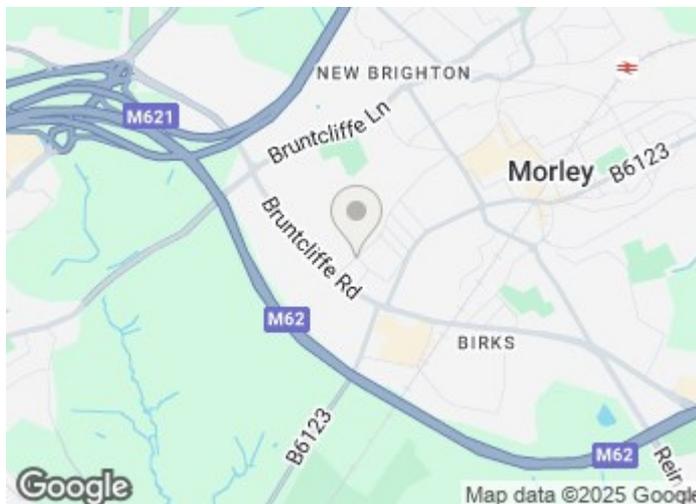
7'5" x 7'2" (2.26m" x 2.18m")

Shower room

Outside

Disclaimer

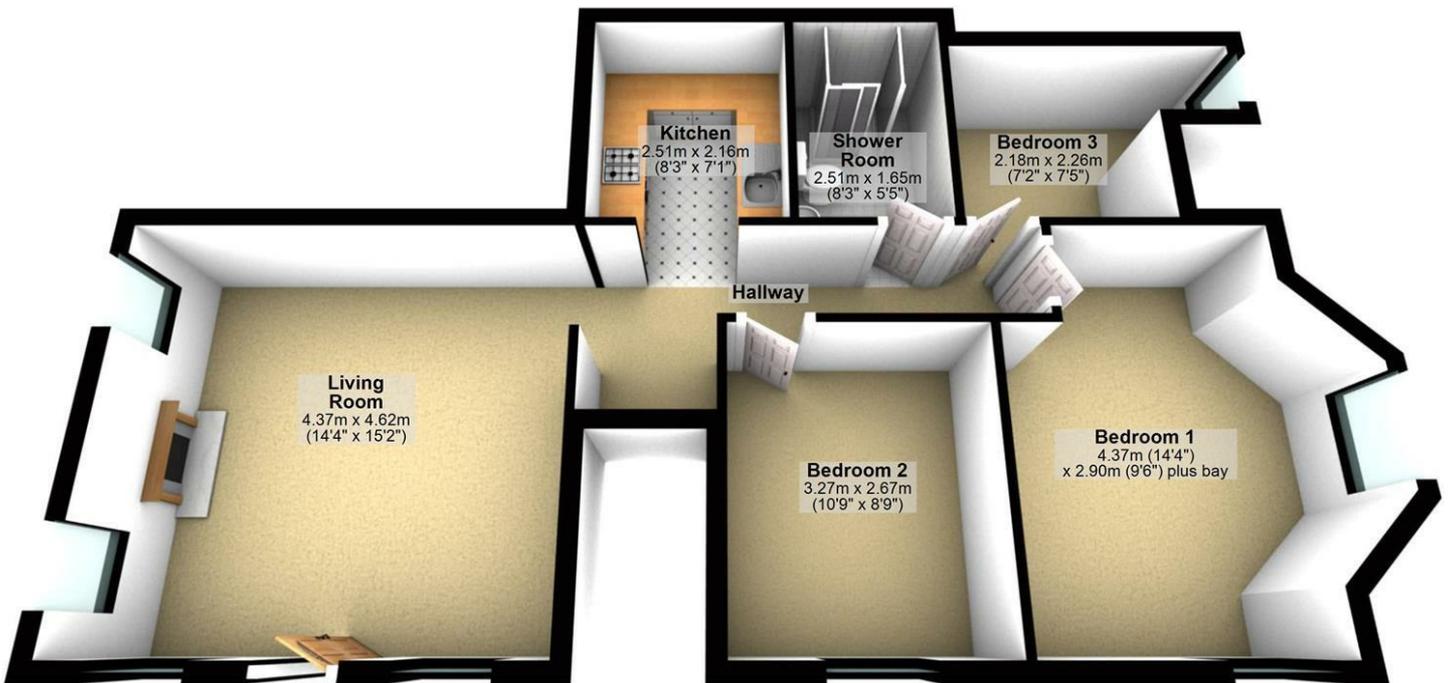
Information





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	