

David Moor



93 Fountain Street Morley, Leeds, LS27 0AA

Rear back to back terrace,
3 double bedrooms
Good sized garden
Gas central heating 2023

PVC double glazing 2023
Recently re-furbished
Modern kitchen
Bathroom with shower

Useful cellar
Close to amenities and Morley centre
Ideal first buy or investment

£179,950

93 Fountain Street

Morley, Leeds, LS27 0AA



Viewing

Outside

Entrance vestibule

Disclaimer

Living room

Information

15'11" x 14'1" (4.85m" x 4.29m")

Kitchen

12'11" x 7'1" (3.94m" x 2.16m")

Cellar

15'11" x 14'3" (4.85m" x 4.34m")

First floor landing

Bedroom 1

15'11" x 9'11" max (4.85m" x 3.02m" max)

Bedroom 2

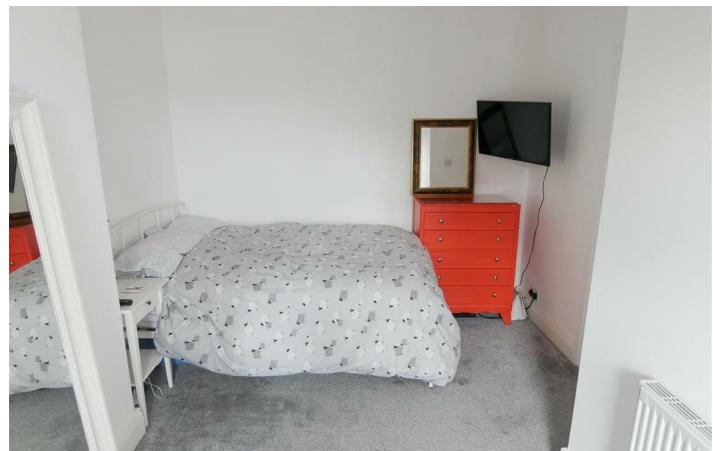
10'1" x 8'1" (3.07m" x 2.46m")

Bathroom

Second floor bedroom 3

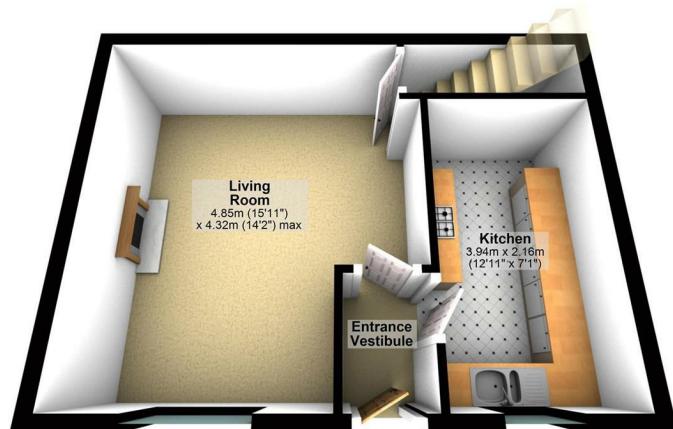
21'8" 11'5" (6.60m" 3.48m")





Floor Plan

Ground Floor



First Floor



Second 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	54
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	