

# David Moor



## 2 Ashville Cottages, Queen Street Morley, Leeds, LS27 8DW

Semi detached house  
Two bedrooms  
Unfurnished  
Gas central heating

PVC double glazing  
Off road parking space  
Fitted kitchen with integral oven  
Bathroom with shower

Recently decorated  
Close to Morley centre

**£835 Per Calendar Month**

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## Viewing

### Entrance hall

### Living room / Kitchen

18'1" x 16'2" (5.51 x 4.93)

### Utility room

11'9" x 5'5" (3.58 x 1.65)

### First floor landing

### Bedroom 1

14'2" x 9'3" max (4.32 x 2.82 max)

### Bedroom 2

9'2" x 9'0" (2.79 x 2.74)

### Bathroom

### Outside

### Disclaimer

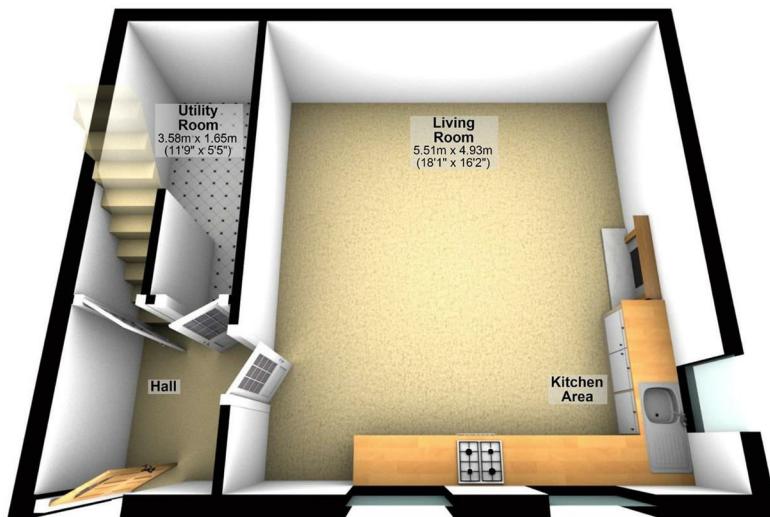
### Information



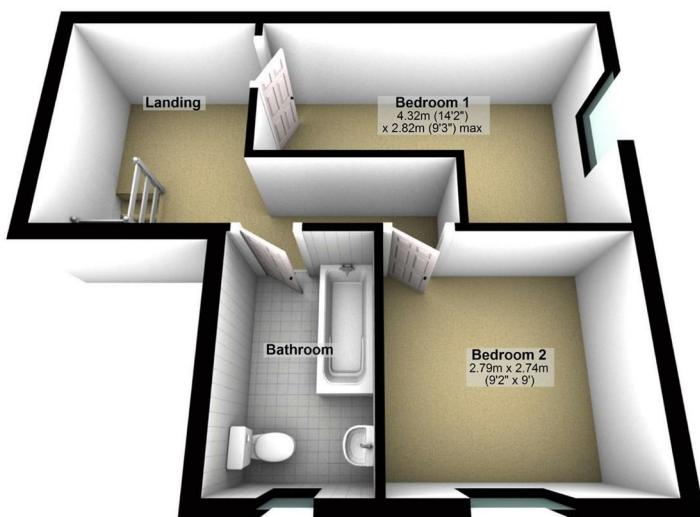


## Floor Plan

Ground Floor



First 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	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	