

# David Moor



**30 Bruntcliffe Lane Morley, Leeds, LS27 9LL**

- Superd re-furbished town house
- New Gas central heating
- New fitted kitchen with appliances
- New decoration and carpets
- Good sized fenced gardens
- Three bedrooms
- New PVC double glazing
- New bathroom with shower
- Off road parking 2 cars
- Close to amenities and motorways

**£1,300 Per Calendar Month**

# 30 Bruntcliffe Lane Morley, Leeds, LS27 9LL



## Viewing

## Information

### Entrance hall

### Living room

12' x 11'6" (3.66m x 3.51m")

### Kitchen Diner

17'6" x 11' (5.33m" x 3.35m)

### First floor landing

### Bedroom 1

11'9" x 11'6" (3.58m" x 3.51m")

### Bedroom 2

11'3" x 11' (3.43m" x 3.35m)

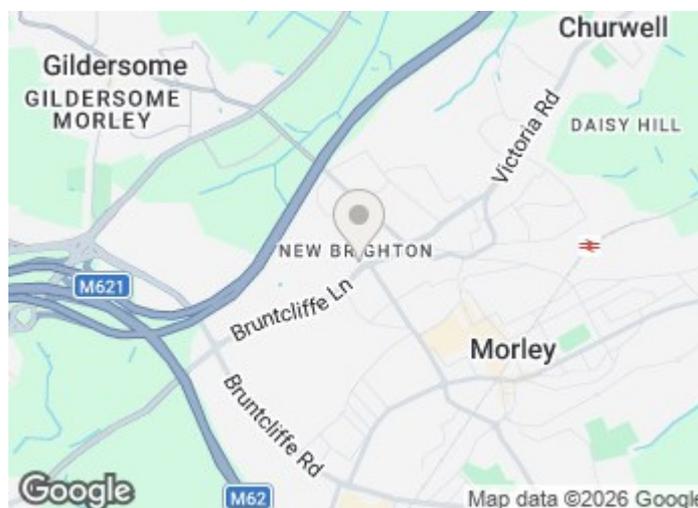
### Bedroom 3

8'3" x 5'11" (2.51m" x 1.80m")

### Bathroom

### Outside

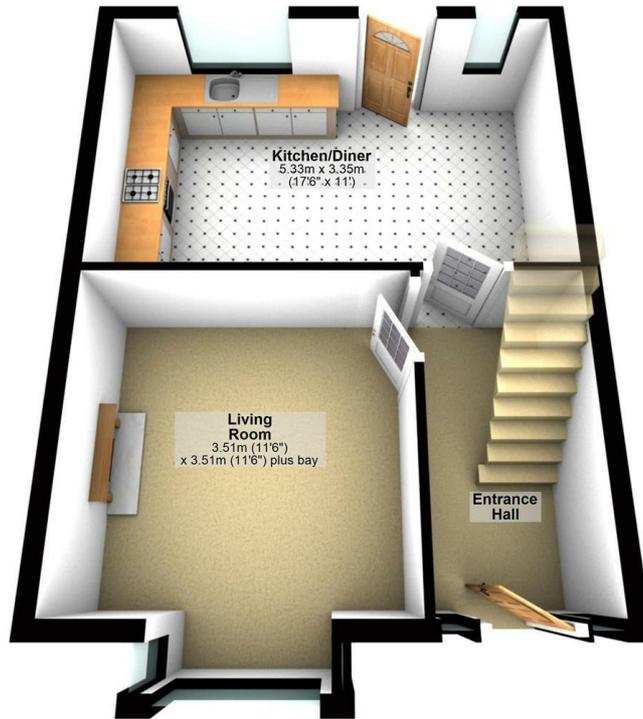
### Disclaimer



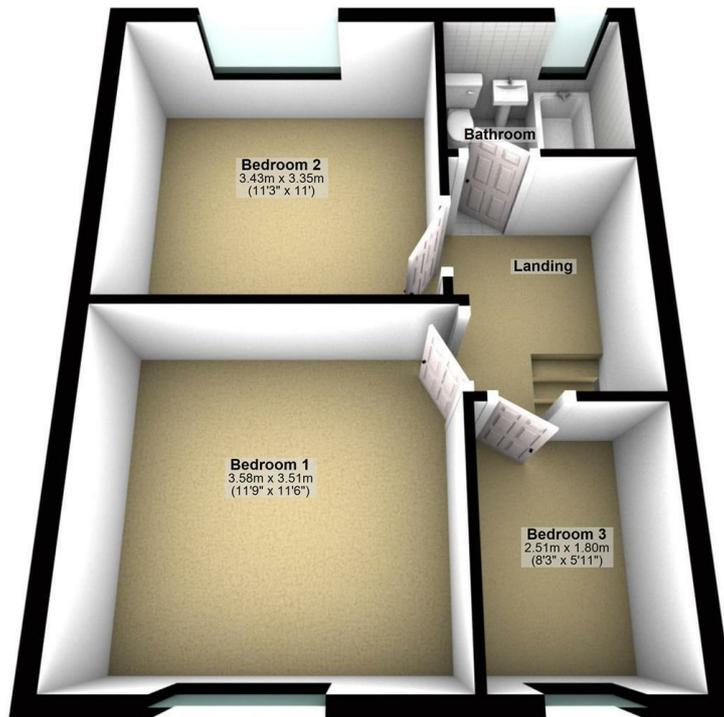


# Floor Plan

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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	