

# David Moor



## 40 Church Street

, Morley, LS27 8LU

£112,500



Stone built end back to back terrace,  
One bedroom,  
Gas central heating,  
PVC double glazing,  
Modern well fitted kitchen,  
Re-fitted bathroom with shower,  
Close to local shops and amenities,  
Tenanted on AST £555.00 pcm,  
Vacant possession on completion if required,  
Ideal for investor or first time buyer



## Viewing

By appointment with the Agents - Morley office.

## Entrance hall

With PVC entrance door, double radiator, stairs to first floor and access to living kitchen.

## Living kitchen

Having white georgian style fire place with marble insert and hearth and pebble effect electric fire. Radiator, ceiling coving and access to cellar.

Modern range of kitchen units with inset stainless steel sink, laminated work surfaces, base cupboard, drawer units and matching wall cupboards. Built under electric oven, 4 ring ceramic hob with hood over, plumbing for washing machine.

## Cellar

With gas and electric meters

## First floor landing

With access to first floor rooms with loft access

## Bedroom 1

To the front, a large airy room with double radiator.

## Bathroom

With modern white suite, comprising double ended panelled bath, pedestal wash basin and low flush WC. Tiling to bath and shower area and part to remainder, Thermostatic shower over bath, glass shower screen. Useful cupboard storage housing the gas central heating boiler installed in 2013.

## Outside

The property is street lined.

## Disclaimer

N. B. Please note all measurements are taken by a laser tape measure, their accuracy, therefore cannot be guaranteed. All Services - Electrical or otherwise are not tested. Any references to any wood or metals e.g. Mahogany, pine, brass, copper etc. Relate only to the colour and effect and do not imply the products are made of these materials. The 3D plan is a representation of design and does not reflect fittings and finishes.

## Information

David Moor are members of The Property Redress Scheme and Client Money Protect

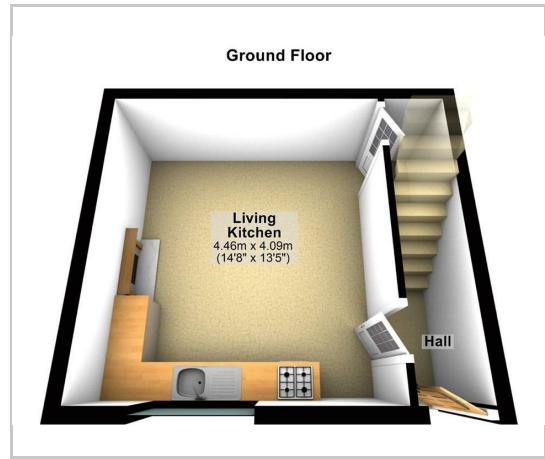
Council tax band A

EPC rating D

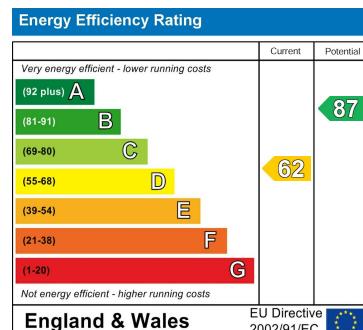
## Area Map



## Floor Plans



## Energy Efficiency Graph



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