



Bruntcliffe Road, Morley Leeds LS27 0QG

welcome to

Bruntcliffe Road, Morley Leeds

Currently set out as a HMO with FIVE BEDROOMS and FIVE BATHROOMS, RECEPTION ROOM, MODERN FITTED KITCHEN, set over three floors, YARD area to the front, GARDEN area to the rear, ON STREET PARKING, good access to motorway links and close proximity to Morley Town Centre. Appliances not tested.



Shower Room

Shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail.

Bedroom

uPVC double glazed window to the front, gas central heating radiator.

Reception Room

uPVC double glazed window to the rear, gas central heating radiator.

Kitchen

A fully fitted modern kitchen with an array of wall and base units, two electric ovens, gas hob, space for washing machine and fridge freezer, breakfast bar, two gas central heating radiators, tiled splash back, wooden framed double glazed window to the rear.

First Floor Landing

Access to three bedrooms.

Bedroom

uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail.

Bedroom

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom

uPVC double glazed window to the rear, gas central heating radiator, access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin.

House Bathroom

Shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail.

Second Floor Bedroom

Three skylight windows, gas central heating radiator, access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, heated towel rail.

Exterior

Yard area to the front, lawned garden area to the rear, on street parking.

Please Note:

The property is sold as seen and appliances are not tested.



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welcome to

Bruntcliffe Road, Morley Leeds

- Five bedroom through terrace
- Currently set out as a HMO
- Five bathrooms
- Good access to motorway links
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000

view this property online williamhbrown.co.uk/Property/MLY111960



Property Ref:
MLY111960 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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