



local  
properties  
buy • sell • let

36 LOUIS HOUSE, PULLMAN COURT, MORLEY, LEEDS, LS27 8PT  
**ASKING PRICE OF £155,000**





\*\*\*\*\* SPACIOUS THREE BEDROOM PENTHOUSE APARTMENT - 31' OPEN PLAN LOUNGE & KITCHEN AREA - REDECORATED THROUGHOUT & NEW CARPETS LAID - CLOSE TO MORLEY TRAIN STATION - NO CHAIN \*\*\*\*\* This well presented property has electric storage heating & comprises: entrance vestibule, entrance hall, lounge with kitchen area, three bedrooms, shower room. To the outside, there is one allocated parking space. Located close to Morley Train Station, the property is within easy reach of the town centre, Leeds City Centre and the nearby motorways. Viewing recommended.



ENTRANCE VESTIBULE Door to front.

HALLWAY Intercom entry phone. Cloaks cupboard. Airing cupboard. Electric storage heater. Access to loft.

LOUNGE WITH KITCHEN AREA 31' 3" x 19' 2" (9.53m x 5.84m) With base and wall units incorporating stainless steel sink and drainer unit. Ceramic hob, electric oven and extractor hood. Automatic washing machine, dishwasher and fridge freezer. Tiled splashbacks. Breakfast bar. Inset spotlights to kitchen area. Three velux windows to rear. Two electric storage heaters.



BEDROOM ONE 14' 6" x 8' 1" (4.42m x 2.46m) Velux window to front. Electric storage heater.

BEDROOM TWO 13' 0" x 10' 7" (3.96m x 3.23m) Velux window to front. Electric storage heater. Fitted wardrobes.

BEDROOM THREE 10' 8" x 9' 8" (3.25m x 2.95m) Velux window to front. Electric storage heater. Fitted hanging rails and shelving.

SHOWER ROOM Fully tiled with three piece suite comprising: walk-in shower, vanity wash hand basin, low flush wc. Inset spotlights. Heated towel rail.

EXTERIOR One allocated parking space.

NOTES Service charge, maintenance, building insurance and ground rent is all one payment and it is £240.74 per quarter. The property is Leasehold with 105 years remaining.

DIRECTIONS From Morley Town Centre proceed along Corporation Street and turn right at the traffic lights onto Bruntcliffe Lane. Turn right at the mini roundabout onto Brunswick Street and go straight on at the lights. Bear left onto Station Road and Pullman Court is the first turning on the left. Louis House is the first building on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		