



## Melbourne Mills, Melbourne Street, Morley, Leeds

Secured and covered parking available | Close to Morley Town Centre | Intercom system | Internal Lift | Ideal for First Time Buyers or Investors | PENTHOUSE APARTMENT | Ensuite facilities | Set out over two floors

### 2 Bedroom PENTHOUSE apartment - FOR SALE

Offers in the region of: £100,000

Rosedale  
& Jones 



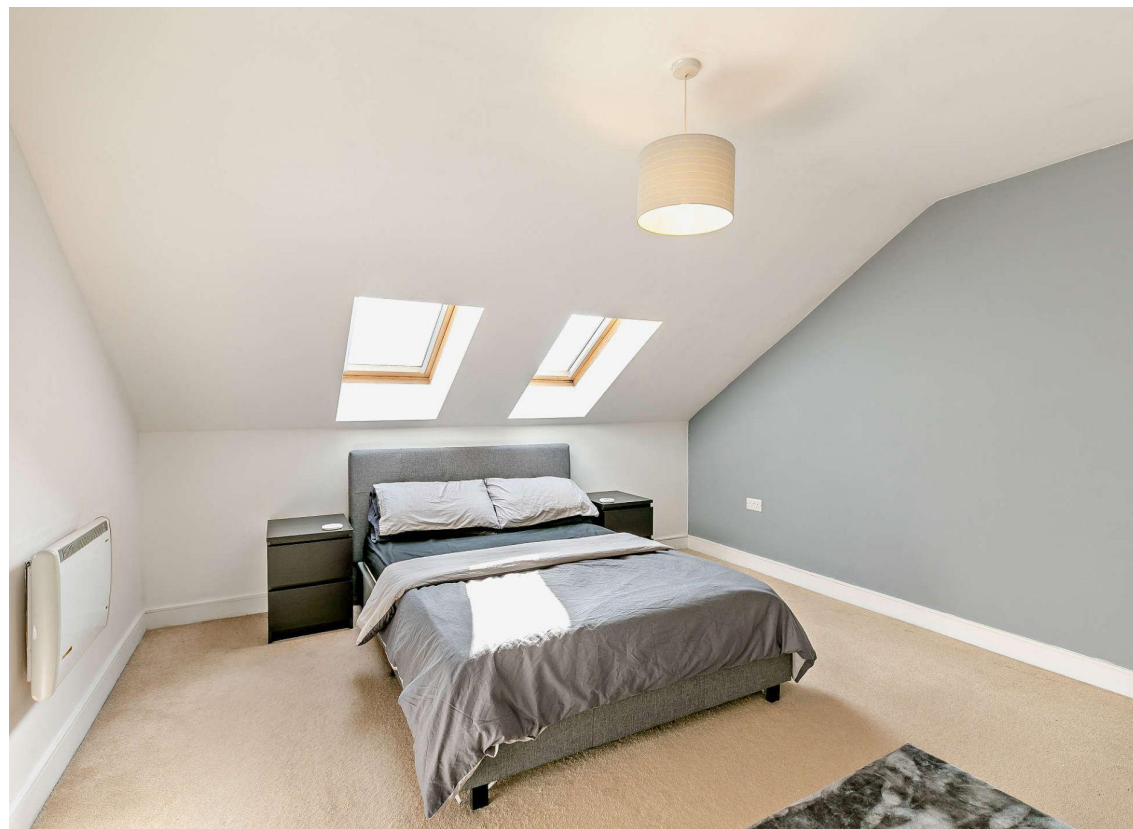
# Melbourne Mills, Melbourne Street, Morley, Leeds

## DESCRIPTION

Check out this PENTHOUSE APARTMENT, located within walking distance of Morley Town Centre. Plenty of parking, secured access, a lift and fantastic local amenities.

### Key Features

- Secured and covered parking available
- Close to Morley Town Centre
- Intercom system
- Internal lift
- Ideal for First Time Buyers or Investors
- PENTHOUSE APARTMENT
- Ensuite facilities
- Set out over two floors



## **LOCATION**

Melbourne Mills is within walking distance of Morley Town Centre. This property boasts very good access to local transportation links with Morley train station and the M62 motorway easily accessible and other direct routes into Leeds are also available. Residents also benefit from some fantastic local amenities, such as the brand new White Rose complex, which features a modern cinema, a large shopping centre and various popular restaurants, not to mention a range of bars and restaurants in Morley Town Centre.

## **EXTERIOR**

### **Front**

Security gate access.

### **Rear**

Decorative stone borders with some light shrubbery surrounding the resident car park. Bin store. Notably, there are plenty of parking spaces available. Greta if you are entertaining guests.

## **INTERIOR - Lower Floor**

### **Entrance Hall**

Plenty of space for shoe and coat storage.

### **W/C**

Tiled flooring, with a w/c and a wash basin. Electric towel rack and a power point for two electric appliances.

### **Lounge/Kitchen**

*6.08m x 3.89m*

The lounge area can accommodate a selection of furniture layouts, as required and features laminate flooring with plenty of natural light and LED spotlighting. The kitchen is in very good condition, with space for a small dining table and two chairs. A good amount of unit space for storage. Supported appliances include a fitted electric oven, with four ceramic (electric) hobs and a fitted extractor fan above. There is also space for a free-standing washing machine/tumble dryer and an American fridge freezer. Other features include: splash-back wall tiling and a 1.5l stainless steel sink and drainer. Programmable (electric) radiator, three Double Glazed windows to the rear and side elevations respectively. Note: Under stairs storage cupboard.

## **INTERIOR - Top Floor**

### **Landing**

Open, with space for some storage furniture.

## Main Bedroom

*4.53m x 3.72m*

Large enough for a Super-King bed and associated storage furniture, as preferred. Two Double Glazed Velux skylights offer a nice feature too. Programmable (electric) radiator.

## En-Suite

Features include, wall and floor tiling, a shower cubicle with retractable glass water guard, a wash basin and a w/c. Electric towel rack and two power points for electrical appliances.

## Bathroom

Features include: wall and floor tiling, a w/c, a wash basin and a bathtub with a standing shower/glass water guard. Two power points for electrical appliances and an extractor fan. LED spotlighting. Note: There is also mounting in place for an electric towel rack, if preferred.

## Bedroom Two

*3.72m x 3.71m*

A spacious room which can comfortably support a Double bed and associated storage furniture. Programmable (electric) radiator and two Double Glazed (Skylight) Velux windows.

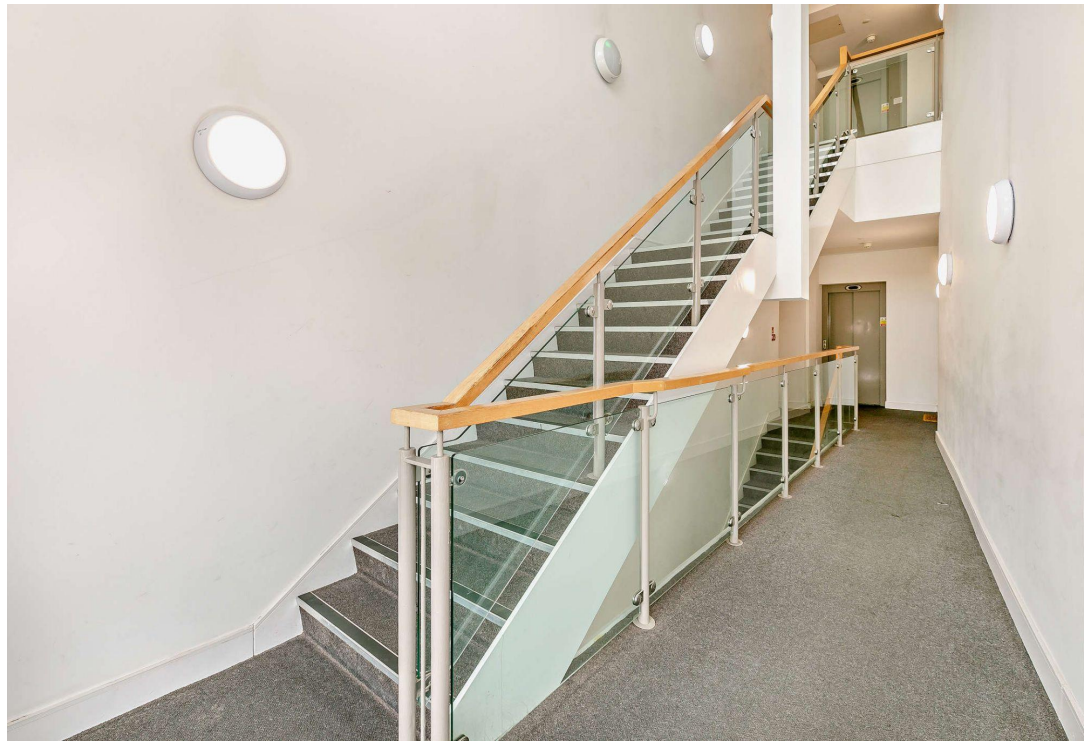
## Unique Reference Number

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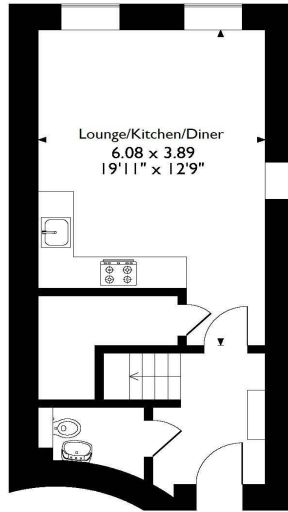
## Disclaimer

Every attempt has been made to ensure accuracy, however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

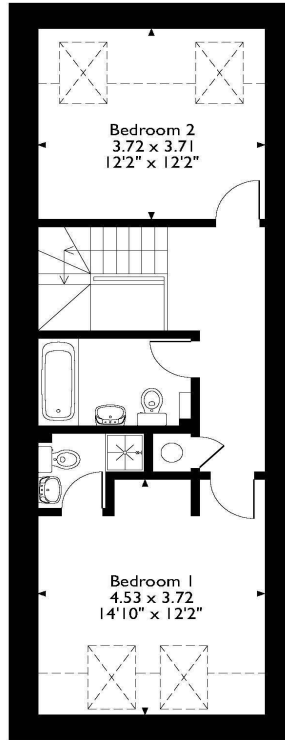




Melbourne Mills, MelbourneStreet Morley, Leeds  
 Approximate Gross Internal Area  
 77 Sq M/829 Sq Ft



**Lower Floor**



**Upper Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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