



**Fountain Street, Morley Leeds LS27 0PX**

**welcome to**

## **Fountain Street, Morley Leeds**

FOUR bedroom MID THROUGH TERRACE accommodation, ORIGINAL FEATURES, NO ONWARD CHAIN, SET OVER FOUR FLOORS with TWO RECEPTION ROOMS, KITCHEN, BASEMENT CELLAR, TWO first floor BEDROOMS and HOUSE BATHROOM and TWO further BEDROOMS to the second floor. PAVED YARD to the rear with access to the GARAGE.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Composite door to the front, gas central heating radiator. Access into the living room and dining room.

### **Living Room**

16' 11" x 11' 5" ( 5.16m x 3.48m )

uPVC double glazed window to the front, gas fire with surround and hearth, gas central heating radiator, coving and ceiling rose.

### **Dining Room**

16' 2" x 11' 10" ( 4.93m x 3.61m )

Wood framed single glazed stain glass window to the rear, stairs leading to the first floor landing and access through to the kitchen.

### **Kitchen**

16' x 6' 7" ( 4.88m x 2.01m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven and grill, space for a washing machine and dishwasher, gas hob, part tiled walls, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear and Composite door to the side with stain glassed window. Access to the basement cellar.

### **Cellar**

16' 4" x 11' 8" ( 4.98m x 3.56m )

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

### **First Floor Landing**

Storage cupboard, gas central heating radiator. Access to bedrooms two and three and the house bathroom.

### **Bedroom Two**

15' x 16' 5" ( 4.57m x 5.00m )

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





### **Bedroom Three**

16' 3" x 9' 2" ( 4.95m x 2.79m )

Wood framed single glazed stain glass window to the rear, gas central heating radiator, feature fireplace.

### **House Bathroom**

A bathroom suite comprising of a walk-in shower, low level flush WC, wash hand basin, gas central heating radiator, has plumbing for a bath, uPVC double glazed window to the rear.

### **Second Floor Landing**

uPVC double glazed window to the rear, storage cupboard. Access to bedrooms one and four.

### **Bedroom One**

16' 4" x 15' 1" ( 4.98m x 4.60m )

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

### **Bedroom Four**

11' 11" x 9' 2" ( 3.63m x 2.79m )

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

### **Exterior**

Paved garden to the rear and access to the garage,

### **Please Note:**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.'



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## Fountain Street, Morley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom mid through terrace accommodation
- Set over four floors

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

guide price

**£185,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MLY111333 - 0003

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