



**Malvern Street, Leeds LS11 8SQ**

**welcome to**

## **Malvern Street, Leeds**

**\*\* SOLD with SITTING TENANT \*\* ATTENTION INVESTORS \*\* THREE bedroom END THROUGH TERRACE, GARDENS to front and rear, LIVING ROOM, SEPARATE KITCHEN, DOWNSTAIRS WC, HOUSE BATHROOM. Good access to motorway links.**

### **Entrance Porch**

uPVC double glazed door, space for a washing machine, door leading into the hallway.

### **Downstairs Wc**

Low level flush WC, wash hand basin, uPVC double glazed window to the side.

### **Kitchen**

12' 3" x 15' 8" ( 3.73m x 4.78m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, space for a washing machine and fridge freezer, tiled floor, gas central heating radiator, pantry cupboard, uPVC double glazed window to the front.

### **Living Room**

13' 5" x 12' 5" ( 4.09m x 3.78m )

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

### **First Floor Landing**

Storage cupboard, gas central heating radiator, loft access. Access to all three bedrooms and house bathroom.

### **Bedroom One**

13' 5" x 11' 10" MAX ( 4.09m x 3.61m MAX )

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

### **Bedroom Two**

12' 3" x 10' 6" ( 3.73m x 3.20m )

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

### **Bedroom Three**

10' 5" x 5' 10" ( 3.17m x 1.78m )

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

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

### **Exterior**

Enclosed gardens to both front and rear.





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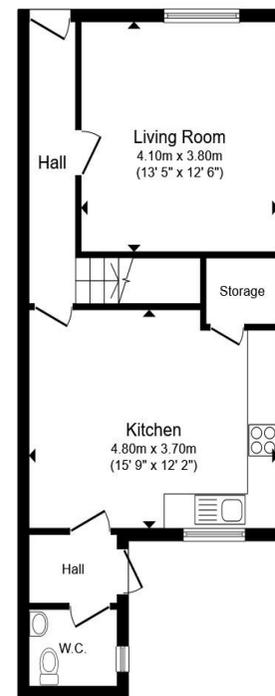
- Three bedroom end through terrace
- SOLD with SITTING TENANTS
- Living room & separate kitchen
- Gardens to front and rear
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: Awaited

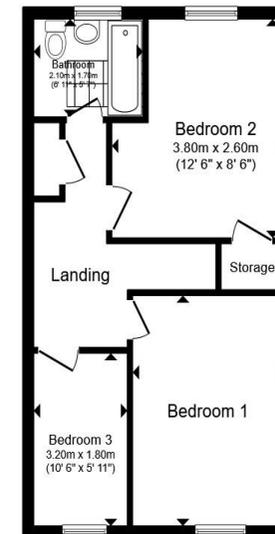
Council Tax Band: A

offers over

**£150,000**



Ground Floor



First Floor

Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111695 - 0002

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