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**David
Moor**



1 Melbourne Mills, Morley

£74,950

- Modern ground floor flat,
- Two bedrooms,
- Electric heating,
- Sealed unit double glazing,
- Fitted kitchen with integral white goods,
- Bathroom with shower,
- Secure parking,
- Close to Morley centre,
- EPC rating C,
- 125 year lease from 04.06.07,
- Ideal first time buy,
- Inspection recommended.



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Viewing

By appointment with the Agents - Morley office.

Communal entrance

With coded entry system, disabled access, stairs and lift to first and second floors and post boxes.

Entrance hall

With polished entrance door, intercom entry phone, large storage cupboard with 2 mirrored doors. Access to all rooms.

Living kitchen

With wood effect laminate flooring, 2 electric radiators, fitted kitchen with inset stainless steel sink, laminated work surfaces, base units and wall cupboards. Stainless steel built under cooker with oven, hob and hood, washer/dryer and fridge freezer.

Bedroom 1

To the rear with electric radiator.

Bedroom 2

To the rear.

Bathroom

Tiled to bath and shower area, half tiled to remainder with white suite of panelled bath, pedestal wash basin and low flush WC, Thermostatic shower over bath, glass shower screen. Electric radiator.

Outside

Communal area outside bin stores and parking space.

Disclaimer

N. B. Please note all measurements are taken by a laser tape measure, their accuracy, therefore cannot be guaranteed. All Services - Electrical or otherwise are not tested. Any references to any wood or metals e.g. Mahogany, pine, brass, copper etc. Relate only to the colour and effect and do not imply the products are made of these materials. The 3D plan is a representation of design and does not reflect fittings and finishes.



Ground Floor

