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**David
Moor**



71 Springfield Road, Morley

£499

- Back to back terrace house,
- 1 bedroom,
- Gas central heating,
- PVC double glazing,
- Entrance porch,
- Fitted kitchen with white goods,
- Modern bathroom with separate shower cubicle,
- Small garden to the front,
- Close to amenities,
- EPC rating C,



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Bond £625.

Viewing

By appointment with the Agents - Morley office.

Entrance porch

With part glazed PVC entrance door access to living room.

Living room 15'4" x 13' (4.67m x 3.96m)

With gas fire to polished pine fireplace with marble insert and hearth, radiator, stairs off to first floor and access to kitchen.

Kitchen 12'4" x 5'9" (3.76m x 1.75m)

Well fitted with inset stainless steel sink, laminated work surfaces, base cupboard and drawer units and matching wall cupboards. Ceramic tiled splash backs, Electric cooker, automatic washing machine, fridge freezer, access to cellar.

Cellar

With light, power and gas meter.

First floor landing

With access to first floor rooms.

Bedroom 1 15'4" x 11'10" (4.67m x 3.61m)

To the front with radiator.

Bathroom 9'10" x 6'11" (3.00m x 2.11m)

Well fitted with modern white suite of panelled bath, pedestal wash basin, low flush WC and shower tray to glass cubicle. Triton Cara electric shower, ceramic tiling to shower and part to remainder, radiator and gas central heating boiler.

Outside

Small garden to the front with boundary walling and new wrought iron railings and entrance gate.

Fees

A non-refundable application fee of £35 per person aged over 18 is payable at the time of application.

A further fee of £75 is payable on occupation increasing by £25 for each additional applicant aged over 18.

Guarantor fee if applicable £35.

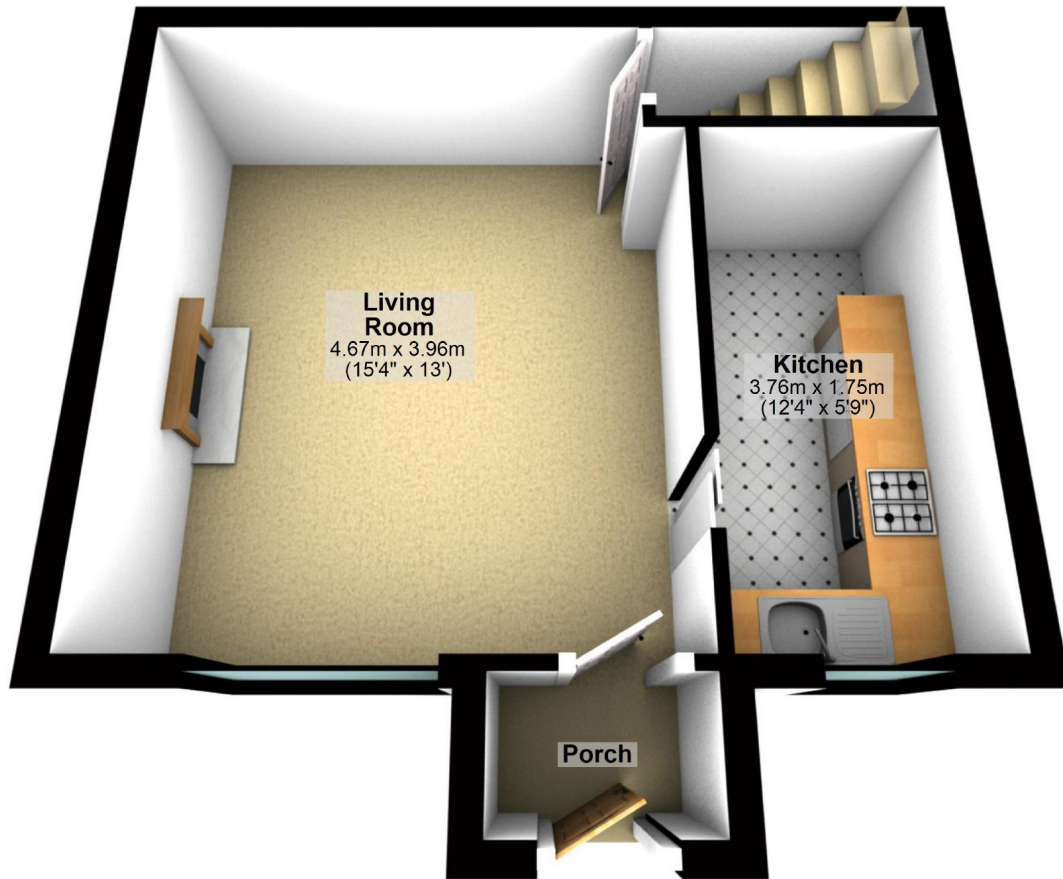
All fees are inclusive of VAT at 20%.

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



First Floor

