

35 East Park Street Morley



Two Bedroom Stone Terrace Offers in the region of: £135,000

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**35 East Park Street
Morley, LS27 0PP**

* VIRTUAL TOUR AVAILABLE *
* TWO DOUBLE BEDROOMS * *
CHAIN FREE ON COMPLETION *
* WELL PRESENTED &
DECORATED * * VAULTED
CELLARS / HOME OFFICE * *
GARDENS * * DG & CH * *
READY TO MOVE INTO * *
SOUGHT AFTER AREA * *
EARLY VIEWING A MUST *
* VIRTUAL TOUR AVAILABLE *

If you are a first time buyer, looking to downsize or a Landlord, then this DOUBLE FRONTED STONE TERRACE could be perfect for you. The property offers spacious accommodation, is being sold CHAIN FREE ON COMPLETION and is located close to the Dartmouth Park Conservation area of Morley. An early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

On approaching the front door you will see that there is a fully enclosed front garden. You enter the property via a HALLWAY which leads into a cosy LIVING ROOM with a fireplace and hearth, which could be altered to instal a log burning stove. The BREAKFAST KITCHEN benefits from an ample range of fitted cabinets providing ample storage, has space for a breakfast table and has access to the basement.

The BASEMENT is an impressive space with a vaulted ceiling which

The Property Benefits From:

Double Glazing, Central Heating, No Chain On Completion, Garden, Vaulted Cellar / Home Office, Versatile Loft Room, Sought After Location, Early Viewing Advised

The Property Comprises of:

Hallway, Living Room, Fitted Breakfast Kitchen, Vaulted Cellars, Two Double Bedrooms, Bathroom / WC, Loft Room

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a part glazed composite front door, internal glazed windows to the living room, laminated flooring

Living Room:

Double glazed window to the front elevation, central heating radiator, television point, a feature fire place and hearth (potential for a log burning stove), stairs rising to the first floor, picture rail





Fitted Breakfast Kitchen:

Double glazed window to the front elevation, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, gas cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, space for a breakfast table, access to the basement / cellars



BASEMENT:

Vaulted Cellars:

A good sized space which could be used as a home office; large room with a vaulted ceiling, plastered walls, power, light, a flagged floor, central

heating radiator, large store room



FIRST FLOOR:

Landing:

Access to the first floor accommodation, central heating radiator, storage cupboard, stairs rising to the loft room

Bedroom One:

Double glazed window to the front elevation, central heating radiator, built in wardrobes / storage



Bedroom Two:

Double glazed window to the front elevation, central heating radiator, built in storage cupboards / wardrobe



Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a panelled bath with shower mixer taps, a wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, laminated flooring



Loft Room:

A multipurpose space; double glazed Velux window, exposed 'feature' brickwork to two walls, laminated flooring, exposed beams, ample storage to the eaves, central heating radiator



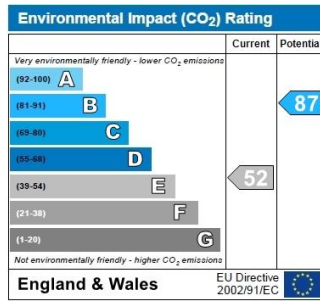
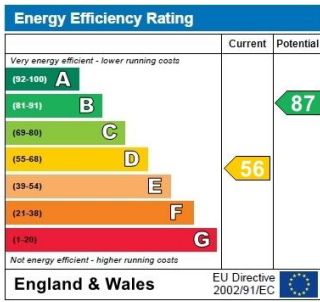
TO THE OUTSIDE:



Gardens:

A good sized enclosed garden area to the front of the property which has been paved





Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been

Directions:

From Morley Morrisons turn right at the mini roundabout onto Corporation Street and first left onto Scatcherd Lane and continue, turn left onto East Park Street, park on the right hand side near our FOR SALE SIGN and walk to the rear of the

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

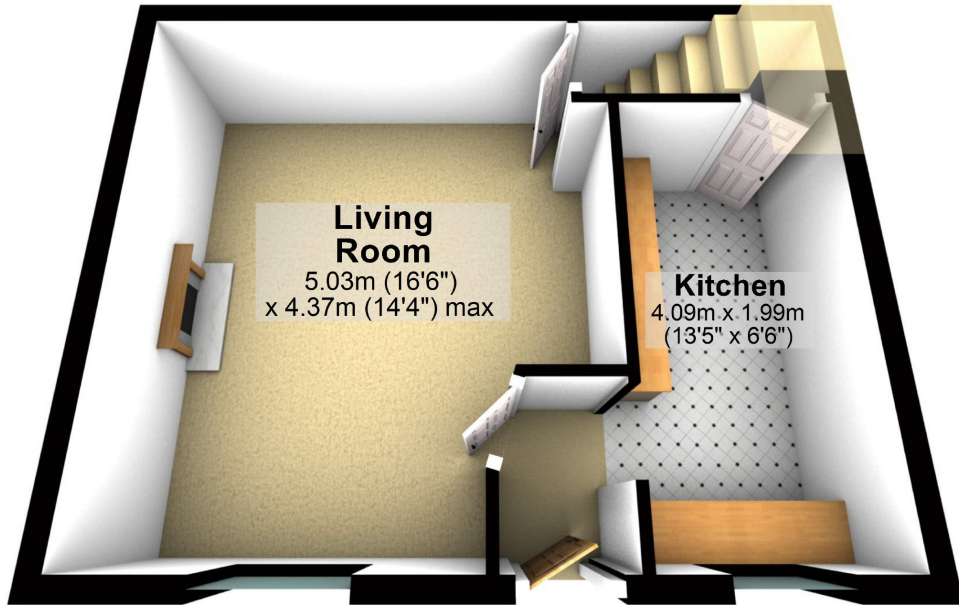
THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

Reference 7178 - 16 November 2020

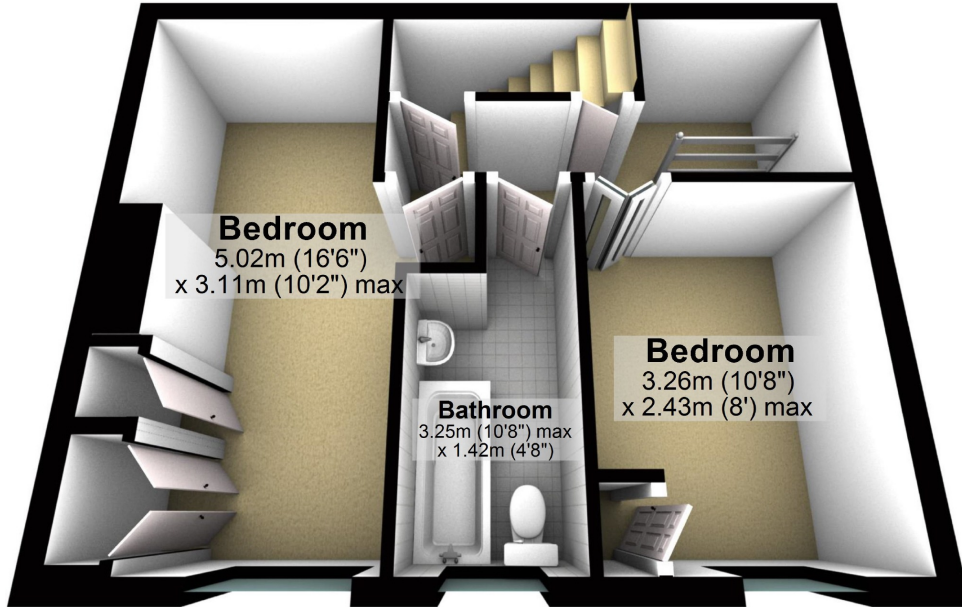
Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



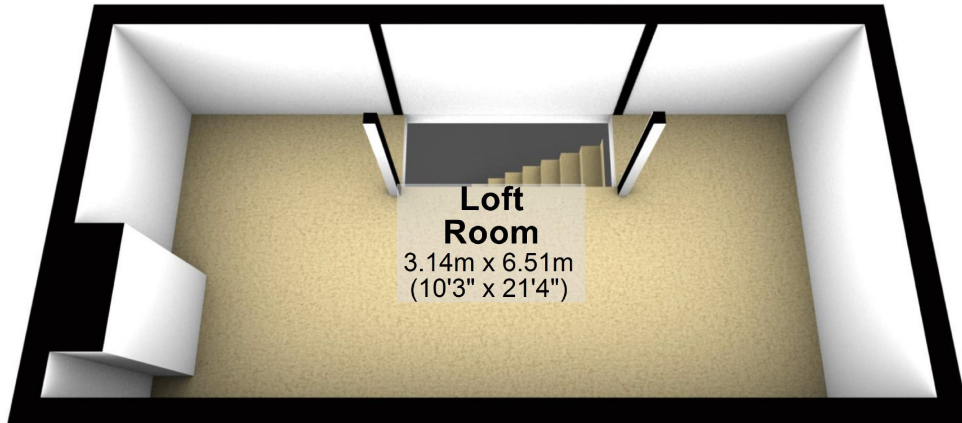
First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Loft

Approx. 20.4 sq. metres (219.7 sq. feet)



Energy Performance Certificate

35, East Park Street, Morley, LEEDS, LS27 0PP

Dwelling type: Enclosed Mid-Terrace house
Date of assessment: 20 February 2018
Date of certificate: 20 February 2018

Reference number: 0959-2860-7420-9328-6661
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,399
Over 3 years you could save	£ 1,641

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 177 over 3 years	
Heating	£ 2,883 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 285 over 3 years	£ 198 over 3 years	
Totals	£ 3,399	£ 1,758	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>56</p>	<p>87</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 990
2 Internal or external wall insulation	£4,000 - £14,000	£ 390
3 Low energy lighting for all fixed outlets	£15	£ 45

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.