

129 Queen Street, Morley, Leeds, LS27 8HE

Tel: 0113 253 4151

Email: morley@davidmoor.co.uk

Web: www.davidmoor.co.uk

**David
Moore**



2 School Street, Leeds

£109,950

- Stone built end terrace house,
- 2 double bedrooms,
- Gas central heating,
- PVC double glazing,
- Well fitted kitchen,
- Well fitted bathroom with separate shower cubicle,
- Alarm system,
- Small garden to front,
- Close to local amenities,
- Ideal first time buy,



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EPC rating E,
Inspection recommended.

Viewing

By appointment with the Agents - Morley office.

Directions

From the office in Morley turn right take the first turning right into Peel Street, take the fourth turn on the right into South Parade. School street is on your first turn on the right hand side.

Entrance vestibule

Living room 14'6" x 13'7" (4.42m x 4.14m)

Having polished timber fire surround with marble insert and hearth, fitted living flame coal effect gas fire, double radiator, television point, ceiling coving and centre rose. Windows to front and side, stairs off to first floor, access to kitchen.

Kitchen 11'5" x 6'1" (3.48m x 1.85m)

With panelled entrance door, re-fitted with range of units with inset resin moulded sink, round edged laminated worksurfaces, base cupboard and drawer units, matching wall cupboards. Stainless steel built under cooker with electric oven, 4 ring gas hob and cooker hood over. Plumbing for automatic washing machine, ceramic tiled splashbacks, Vokera combination boiler, operated central heating and hot water systems, double radiator, access to cellar.

Cellar

With light, gas and electric meters.

First floor landing

With radiator, stairs to second floor access to first floor rooms.

Bedroom 1 14'7" x 12'9" (4.45m x 3.89m)

With wood effect laminate flooring, windows to front and side, radiator.

Bathroom

Being re-fitted with white suite of corner panelled bath with victorian style mixer tap and shower attachment, pedestal wash basin, low flush W.C. Separate shower tray to glass shower cubicle, being fully tiled with plumbed in thermostatic shower, half tiled to remainder of bathroom, chrome ladder radiator.

Second floor landing

With storage area and access to bedroom 2.

Bedroom 2 14'8" x 13'3" (4.47m x 4.04m)

Windows to front and side, being an L-shaped room with dormer window to front and gable window to the side, radiator.

Outside

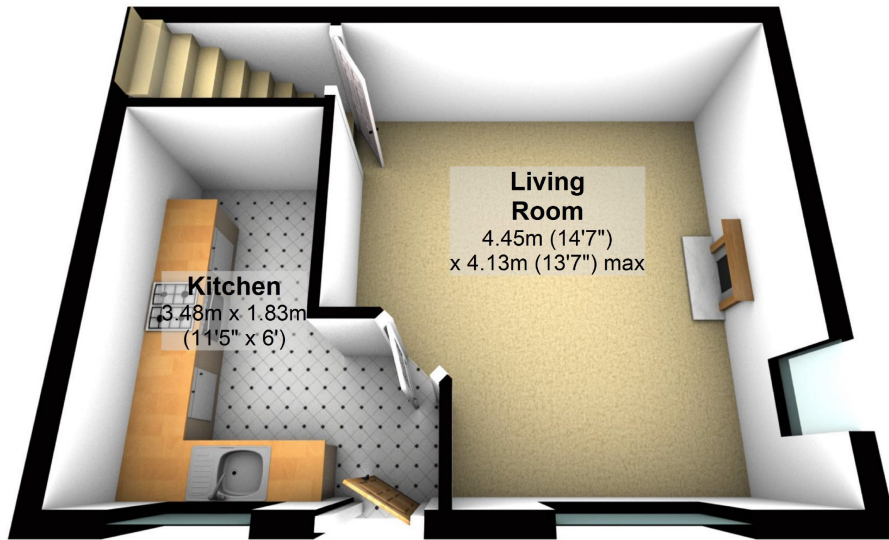
There is a small walled garden to the front with entrance gate.

Disclaimer

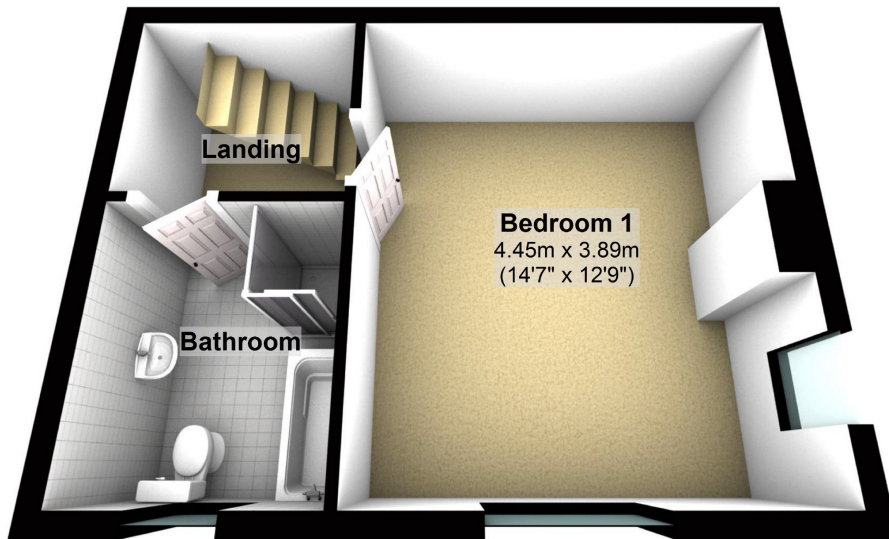
N. B. Please note all measurements are taken by a laser tape measure, their accuracy, therefore cannot be guaranteed. All Services - Electrical or otherwise are not tested. Any references to any wood or metals e.g. Mahogany, pine, brass, copper etc. Relate only to the colour and effect and do not imply 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



Second Floor

