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**David  
Moore**



## 46 Birch Street, Morley

**£625 Per month**

- Through Terrace House,
- Unfurnished,
- Two Bedrooms,
- Gas central heating,
- PVC double glazing,
- Dining kitchen with white goods,
- Bathroom with shower,
- Gardens Front and Rear,
- Close to amenities,
- EPC rating D,



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Unfurnished,  
Two Bedrooms,  
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Dining kitchen,  
Bathroom with shower,  
Gardens Front and Rear,  
Close to amenities,  
EPC rating D,  
Bond £665.

## Viewing

By appointment with the Agents - Morley office.

## Entrance hall

With radiator, stairs to first floor, access to living room and kitchen.

## Living room 12'4" x 10' (3.76m x 3.05m)

Gas fire to tiled fireplace, radiator.

## Dining kitchen 13'2" x 12'1" (4.01m x 3.68m)

With inset stainless steel sink, round edged laminated work surfaces, base units and wall cupboards, cooker and fridge. Radiator, full height storage cupboards to alcove, access to cellar, part glazed rear entrance door.

## First floor landing

With access to first floor rooms

## Bedroom 1 13'2" x 12'4" (4.01m x 3.76m)

To the front with radiator and built in wardrobe.

## Bedroom 2 12'1" x 8'6" (3.68m x 2.59m)

With radiator and boiler cupboard.

## Bathroom

With white suite of panelled bath, washbasin, low flush WC. Shower over bath. Airing cupboard.

## Outside

Small garden to front with boundary wall.

Walled garden to rear with access path and side borders, open outlook.

## Disclaimer

N. B Please note all measurements taken by a laser tape measure, their accuracy, therefore, cannot be guaranteed. All Services - Electrical or otherwise - 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.

## 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.

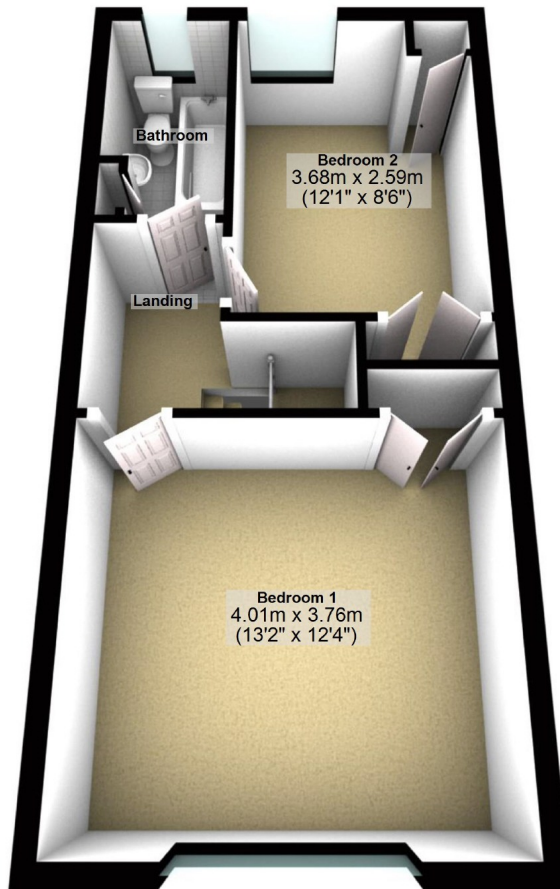
All fees are inclusive of VAT at 20%.



## Ground Floor



## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	62	63	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

