



local  
properties  
buy • sell • let

32 SPRINGFIELD LANE, MORLEY, LEEDS, WEST YORKSHIRE, LS27 9PH

**ASKING PRICE OF £109,950**







\*\*\*\* STONE TERRACE HOUSE - TWO DOUBLE BEDROOMS - THREE STOREY ACCOMODATION - SOUGHT AFTER AREA - NO CHAIN \*\*\*\* This property has PVCu double glazing and briefly comprises: lounge with kitchen area, cellar, landing, double bedrooms with fitted wardrobes, bathroom, bedroom to second floor. To the outside, there is a patio garden to the front with on street parking. Located close to Morley Town Centre, the property is ideally placed for all local amenities and gives easy access to Leeds City Centre and the motorway network. Viewing recommended.

LOUNGE WITH KITCHEN AREA 16' 2" x 15' 10" (4.93m x 4.83m) Fireplace surround incorporating fitted gas fire. Access to cellar. Base and wall units incorporating asterite sink unit and mixer tap. Gas cooker and fridge freezer. Stairs to first floor. Window and door to front.

CELLAR Providing extra storage space.

LANDING With door giving access to the stairs for the second floor.

BEDROOM ONE 15' 8" x 8' 9" (4.78m x 2.67m) With fitted wardrobes to one wall. Window to front.





**BATHROOM** Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Window to front.

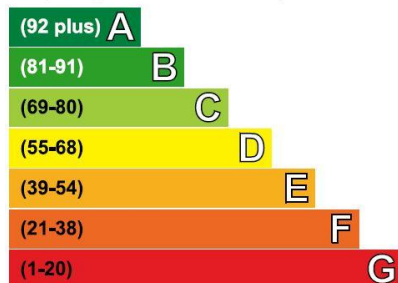
**BEDROOM TWO** 14' 11" x 10' 0" (4.55m x 3.05m) With fitted wardrobes. Velux window to front elevation.

**EXTERIOR** Enclosed patio garden to the front of the property. On street parking.

**DIRECTIONS** From Morley Town Centre proceed to the bottom of Queen Street and at the traffic lights bear right into Chapel Hill which runs into Church Street. Turn left at the mini roundabout into Victoria Road and take the second right into Springfield Lane. Number 32 will be found on the left hand side signified by Our For Sale Board.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
51	85