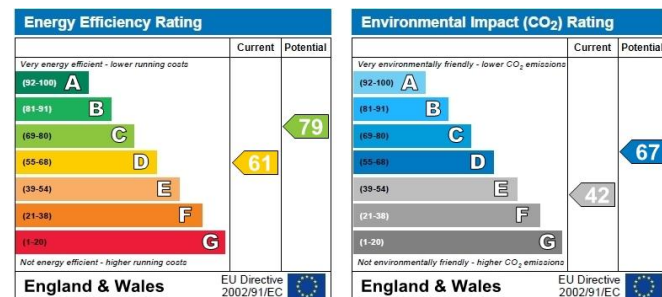




Stoneacre  
Properties

184 Harrogate Road  
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BUY SELL RENT MANAGEMENT FINANCE LEGAL



Melbourne Mills, Melbourne Street,  
LS27 8BJ

£90,000

\*\*\*IDEAL FOR BUY TO LET INVESTMENT\*\*\* Stoneacre Properties are delighted to be able to offer for sale a well presented apartment which can be found on the raised ground floor of a sought after development of flats. Melbourne Mills is set within a secure gated development and is close to all local shopping and transport amenities at Morley Town Centre as well as being close to local motorway links. The property is offered for sale chain free and in well presented condition and comprises of a lounge with a modern open plan kitchen, two bedrooms and a modern bathroom/WC. With allocated parking and well maintained communal areas, Early viewing highly recommended.

- IDEAL INVESTMENT
- EPC RATING D
- GATED DEVELOPMENT
- POPULAR LOCATION
- LOUNGE
- OPEN PLAN KITCHEN
- 2 BEDROOMS

**COMMUNAL ENTRANCE**

Well maintained communal areas.

**ENTRANCE HALL**

Laminated wood strip flooring, entry system, mirror fronted storage cupboard.

**LOUNGE**

7.094 x 3.304 (23'3" x 10'10")

Laminated wood strip flooring, two electric wall heaters, two double glazed windows, open plan to the kitchen area.

**OPEN PLAN KITCHEN**

Range of modern fitted wall and base units with a tiled splash back, stainless steel sink unit, built in oven and four ring electric hob with an extractor hood over, under counter integrated fridge, integrated washing machine, laminated wood strip flooring.

**BEDROOM ONE**

3.810 x 2.603 (12'6" x 8'6")

Laminated wood strip flooring, electric wall heater, double glazed window.

**BEDROOM TWO**

3.798 x 1.666 (12'6" x 5'6")

Laminated wood strip flooring, electric wall heater, double glazed window.

**BATHROOM**

2.438 x 1.729 (8'0" x 5'8")

Spacious and modern suite comprising of a panelled bath with a shower attachment and a glass shower screen, pedestal wash hand basin, low level WC, low voltage inset spotlights, tiled flooring, part tiled walls, chrome heated towel rail.

**EXTERIOR**

