



Alden Fold, Morley Leeds LS27 0SQ

welcome to

Alden Fold, Morley Leeds

NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM, DINING ROOM, CONSERVATORY, HOUSE BATHROOM, ENCLOSED LAWNED GARDEN, DRIVEWAY to the side. Close proximity to Morley Town Centre and GOOD ACCESS to MOTORWAY LINKS and GOOD SCHOOLS.

Important Notice:

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Disclaimer:

'Please note this has been passed by Wendy New in compliance'

Entrance Porch

Composite door, uPVC double glazed window to the side, gas central heating radiator.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Living Room

uPVC double glazed window to the front, gas central heating radiator, gas fire (currently disconnected), stairs leading to the first floor landing and open access into the dining room.

Kitchen

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer,

integrated oven, gas hob, integrated fridge freezer, space for a dishwasher, fully tiled walls to all visible areas, storage cupboard, Composite door to the side, window to the rear.

Dining Room

uPVC double glazed French doors leading into the conservatory, gas central heating radiator, open access into the living room.

Conservatory

uPVC double glazed windows to all sides, wooden floor, solid tiled roof, uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, loft access. Access to all bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the rear, fitted wardrobes, gas central heating radiator.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, single wardrobe.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

Exterior

Lawned area to the front, driveway to the side with



gated access leading to the enclosed lawned rear garden with paved area and having fence boundaries.



view this property online williamhbrown.co.uk/Property/MLY112119



welcome to

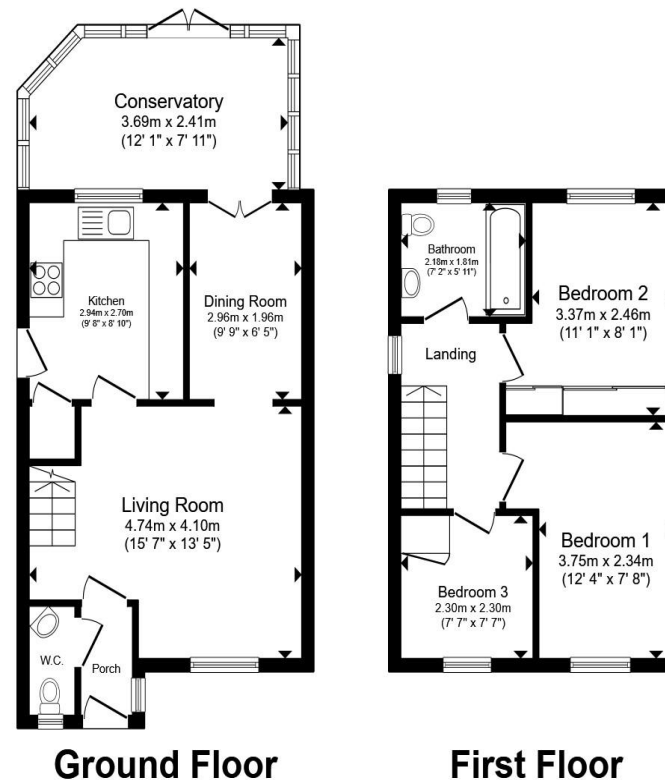
Alden Fold, Morley Leeds

- Three bedroom semi detached
- No onward chain
- Conservatory & Downstairs WC
- Two reception rooms
- Enclosed lawned garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Total floor area 79.5 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY112119



Property Ref:
MLY112119 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk