

Melbourne Street, Morley, LS27 8BJ

Asking Price: £75,000

Leasehold

whitegates

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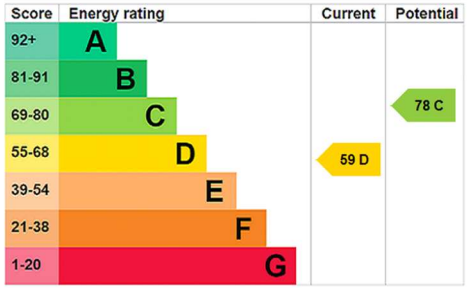
2 bedrooms
1 bathrooms
1 reception rooms

- Easy access to transport
- Modern open-plan kitchen
- Large windows with natural light
- Ideal for first-time buyers
- Potential investment opportunity

Council Tax Band: B

Whitegates are pleased to present this two-bedroom flat for sale in a popular area of Leeds, offering well-maintained accommodation suited to first-time buyers, investors or families.

The property features an open-plan kitchen and reception area, creating a practical living and dining









space with large windows allowing good levels of natural light. The layout provides flexibility for both seating and dining, while the kitchen is arranged in an open-plan style for everyday use. The bathroom is fitted with an electric towel rail. Bedroom accommodation includes one double bedroom and one single bedroom. The property also benefits from parking and falls within Council Tax Band B.

The location is well served by local amenities, including everyday shops, supermarkets and services, with the White Rose Shopping Centre close by offering a wide range of retail, dining and leisure facilities.

Public transport links are readily accessible, with regular bus services connecting to Leeds city centre and surrounding areas. A nearby train station provides further convenient access to Leeds city centre and wider regional destinations. In addition, the property benefits from easy access to the motorway network, including the M62 and M621, supporting straightforward commuting across West Yorkshire and beyond.

This flat offers a practical opportunity for buyers seeking open-plan living, parking and strong transport links in a well-connected Leeds location. Early viewing is recommended, please call us to get booked in.

Reception Room / Kitchen

23.3ft x 10.7

Electric heater, Large double glazed windows, Laminate flooring, Large double glazed windows, Part tiled walls, Base and wall units, Extractor fans, Single drainer sink unit, Integrated cooker

Bedroom 1

12.4ft x 8.5ft approx

Double glazed windows, Electric radiator, Carpets

Bedroom 2

12.5ft x 4.5ft approx

Double glazed windows, Electric heater, Carpets

Bathroom

Walk in shower suite , Pvc cladded walls, Vinyl floor, Pedestal hand wash basin vanity, Shaver point, Electric towel heater, Extractor





Council tax band

B










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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.