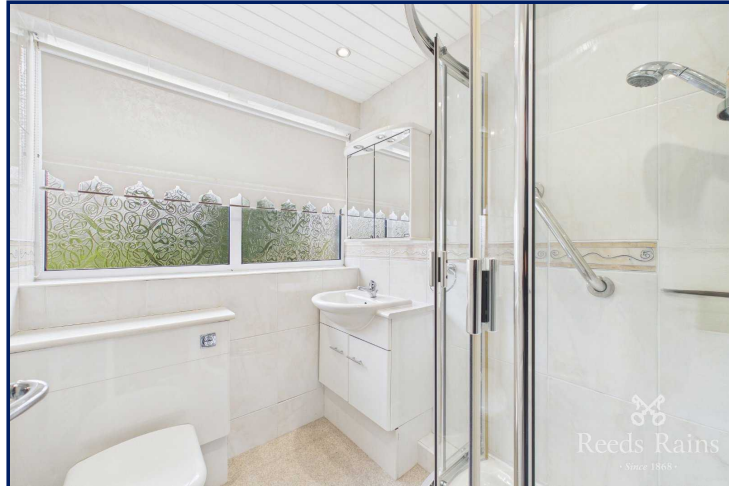




South Parade, Morley, Leeds, West
Yorkshire, LS27

Asking Price: £190,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

South Parade, Morley, Leeds, West Yorkshire, LS27
Asking Price: £190,000 Freehold

Council Tax Band: B
EPC Rating: TBC

*** EXCELLENT FIRST TIME BUYER or
YOUNG FAMILY PURCHASE OPPORTUNITY
*** THREE BED MID TERRACED HOUSE
with GARDENS TO FRRONT & REAR ***
PRICED TO ALLOW FOR COSMETIC
IMPROVEMENTS *** CLOSE TO MORLEY
TOWN CENTRE *** VACANT POSSESSION
& NO ONWARD CHAIN ***

Property Details

This charming three bed mid terrace home offers an excellent purchase opportunity for a first time buyer or investor. Priced to allow for cosmetic improvements. Accommodation comprising: Entrance hallway, open plan living/dining room, fitted kitchen, three first floor bedrooms and a well presented shower room with a white suite. Double glazing windows and gas central heating. Garden areas to the front and rear. Residential street with great access to Morley town centre and train station. Viewing highly recommended. For sale with vacant possession & no onward chain.

Exterior

To the front is a low maintenance paved garden area with potential for changing to off street parking subject to planning consent. To the rear is a lawned garden with great potential for further landscaping. The rear of the property looks onto Lewisham Park.

Location

Morley’s location offers a great blend of convenience and lifestyle: it has excellent transport links, with motorway access, regular bus services and its own train station providing quick connections to Leeds city centre and beyond, making commuting easy.

Residents benefit from being just a short distance from the Junction 27 Retail Centre which is located just off the M62/M621 motorway, for retail, dining and leisure opportunities.

Whilst being close to Morley centre the property still enjoys access to open countryside and green spaces on the town’s outskirts — perfect for walks, cycling and outdoor recreation. This mix of urban accessibility and rural charm makes Morley an attractive place to live.

There are also a number of well regarded schools in the surrounding area.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsc0 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk