



**14 Frensham Avenue  
Leeds, LS27 0RP**

**£625 PCM**

\*\*\* WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT - LOUNGE & SEPARATE KITCHEN WITH APPLIANCES - AVAILABLE NOW \*\*\* The flat comprises: entrance vestibule, lounge with laminate flooring, fitted kitchen with electric cooker, automatic washing machine, fridge and freezer, double bedroom, bathroom with shower. To the outside, there is a patio garden and off street parking to rear. Located off Fountain Street, the property is ideally placed for access to Morley's amenities, Leeds City Centre and the motorways. ideally suiting a single person, viewing is recommended. Deposit £690.



- One Bedroom First Floor Flat • Deposit - £720 • Energy Rating - D • Lounge & Separate Kitchen • Bathroom With Shower

#### ENTRANCE VESTIBULE

Stairs to first floor. Door to rear.

The washer, fridge & freezer are not maintained by the landlord.

The property is available now

#### LOUNGE

Fireplace surround with fitted gas fire. Laminate wood flooring.

Window to front.

#### KITCHEN

With base and wall units incorporating stainless steel sink unit.

Electric cooker, automatic washing machine, fridge and freezer.

Tiled splashbacks. Window to front.

#### BATHROOM

Part tiled with three piece suite comprising: bath with electric shower over, pedestal wash hand basin, low flush wc. Window to side.

#### BEDROOM

Storage cupboard. Gas wall heater. Window to rear.

#### EXTERIOR

Paved patio to the rear and off street parking. Outhouse.

#### DIRECTIONS

From Morley Town Centre proceed up Queensway and turn left at the roundabout into Corporation Street. Go straight on at the next roundabout and turn right at the next one into Fountain Street. Take the third left onto Watson Street and number 14 Frensham Avenue will be found on the right hand side signified by our To Let board.

#### NOTE

Pets - No

Smokers - No

Children - No



- Neutral Decor Throughout
- Patio Garden To Rear
- Off Street Parking
- Suit Single Person or Couple
- Available Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	75
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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