



**117 Fountain Street
Leeds, LS27 0AL**

£695 PCM

**** TWO BEDROOM REAR BACK TO BACK - GCH & PVCu DG - OPEN PLAN LOUNGE & KITCHEN AREA - NEW KITCHEN FITTED 2024 - GARDEN TO FRONT - AVAILABLE NOW **** This property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. To the outside, there is a lawned garden to the front of the property. Located in a popular residential area close to Morley Town Centre, the property is ideally placed for access to all local amenities. Deposit - £800



- Two Bedroom Rear Back To Back • GCH & PVCu DG • Energy Rating - C • Lounge With Kitchen Area

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Automatic washing machine. Access to cellar. Window to front. Radiator.

CELLAR

Extra storage space.

LANDING

Access to loft.

BBEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Extractor fan.

Radiator.

EXTERIOR

Enclosed patio garden to the front of the property with lawned garden beyond. On street parking to the side.

NOTE

Children - yes

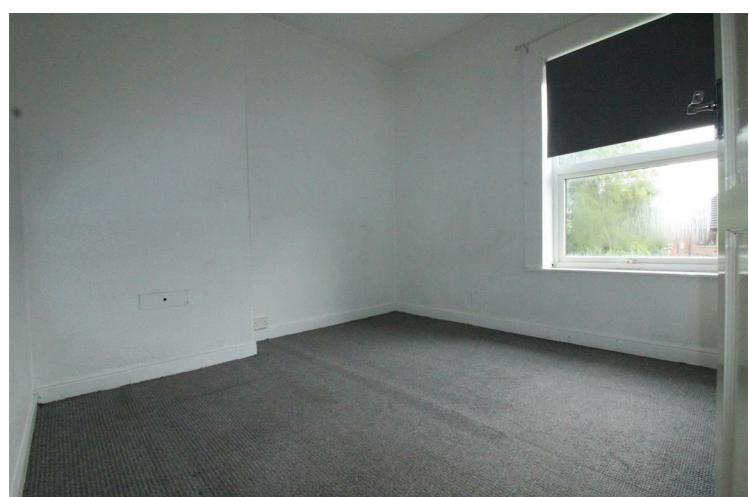
Pets - to be discussed

Smokers - outside only

The property is available NOW

DIRECTIONS

From Morley Town Centre proceed up Queensway and turn left onto Corporation Street. Go straight on at the mini roundabout and turn right at the roundabout onto Fountain Street. Take the third left onto Vickers Street and 117 Fountain Street will be found on the left hand side, signified by our To Let board



- New Kitchen Fitted 2024
- Garden To The Front
- Convenient For Town Centre
- Available Now
- Deposit - £800
- Viewing Recommended





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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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