



## 1 HOWLEY AVENUE CHURWELL, LS27 7FW

**£195,000  
LEASEHOLD**

\*\*\*\*\* GROUND FLOOR APARTMENT BUILT 2024 - TWO DOUBLE BEDROOMS - EN-SUITE SHOWER ROOM & BATHROOM - CLOSE TO TRAIN STATION & MOTORWAYS - NO CHAIN \*\*\*\*\* This property has neutral decor throughout and comprises: entrance hall, 25' lounge with kitchen area, master bedroom with en-suite shower room, further double bedroom, bathroom. To the outside, there is allocated parking to the rear, secure bike shed and bin store. Close to all amenities including Morley town centre, White Rose shopping centre and cinema complex, the property gives easy access to Leeds City Centre and the M1 & M62. A well presented property, viewing is recommended.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 77                      |
| (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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