

local  
properties

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## 26 Louis House, Pullman Court Leeds, LS27 8PT

£125,000  
Leasehold

\*\*\*\* GROUND FLOOR APARTMENT - READY TO MOVE INTO - TWO DOUBLE BEDROOMS - SPACIOUS OPEN PLAN LOUNGE & KITCHEN - APPLIANCES INCLUDED - CLOSE TO TRAIN STATION - NO CHAIN \*\*\*\* This well presented apartment has PVCu double glazing and electric heating and comprises: entrance vestibule, hallway, lounge with kitchen area, two double bedrooms (both having fitted wardrobes), bathroom with four piece suite. To the outside there is allocated parking. Ideally located close to Morley centre, the property is within walking distance of Morley train station. It is also conveniently placed for access to Leeds City Centre, the White Rose Shopping Centre and cinema complex and the motorway network. Great for first time buyers or buy to let investors, an early viewing is recommended.



• TWO BED GROUND FLOOR FLAT • SPACIOUS OPEN PLAN LOUNGE & KITCHEN AREA • KITCHEN APPLIANCES INCLUDED

### ENTRANCE VESTIBULE

Door to communal entrance hall.

### HALL

Cloaks cupboard and airing cupboard.

### LOUNGE & KITCHEN AREA

22'11" x 16'8"

With base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood.

Automatic washing machine, dishwasher and fridge freezer. Tiled splashbacks. Breakfast bar. Window and door to front with window to side. Two electric heaters.

### BEDROOM ONE

11'5" x 8'10"

Fitted wardrobe. Electric heater. Window to front.

### BEDROOM TWO

10'5" x 9'6"

Fitted wardrobe. Electric heater. Window to front.

### BATHROOM

With four piece suite comprising: bath, shower cubicle, pedestal wash hand basin, low flush wc. Extractor fan.

Inset spotlights. Heated towel rail.

### EXTERIOR

One allocated parking space and further parking spaces for visitors.

### HOW TO GET THERE

From Morley Town Centre proceed down Queen Street and turn right at the traffic lights into Albert Road. Bear left into Station Road and take the first left into Pullman Court.

Louis House is the first building on the right hand side. Number 26 is located on the ground floor.

### NOTES

101 years lease remaining. Ground rent £50 per annum.

Service charge £1,400 per annum.



- FITTED WARDROBES TO BOTH BEDROOMS • FOUR PIECE BATHROOM SUITE • ALLOCATED PARKING SPACE



- CLOSE TO MORLEY TRAIN STATION • ENERGY RATING - C • READY TO MOVE INTO • NO CHAIN





## Additional Information

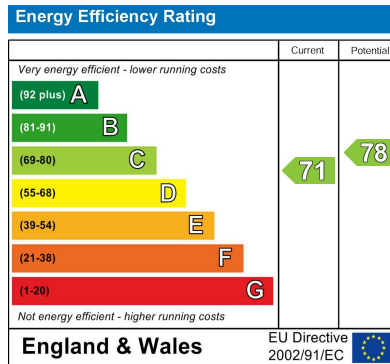
**Local Authority** - Leeds City Council

**Council Tax** - Band B

**Viewings** - By Appointment Only

**Floor Area** - sq ft

**Tenure** - Leasehold



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

Birstall Sales  
 Midland Bank Chambers  
 Smithies Lane  
 Birstall  
 Batley  
 West Yorkshire  
 WF17 9EB

01924 474456  
 info@localproperties.net  
 http://www.localproperties.net/

