



**1 Howley Avenue
Churwell, LS27 7FW**

**£185,000
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.



- GROUND FLOOR APARTMENT • TWO DOUBLE BEDROOMS • SPACIOUS LIVING ROOM WITH FRENCH DOORS

ENTRANCE HALL

Cloaks cupboard. Intercom entry phone. Electric radiator.

LOUNGE WITH KITCHEN AREA

25'3" x 32'1"

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

Plumbing for automatic washing machine. French doors and window to front. Electric radiator.

BEDROOM ONE

15'1" x 8'6"

Window to rear. Electric radiator.

EN-SUITE SHOWER ROOM

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

Window to rear. Heated towel rail.

BEDROOM TWO

9'10" x 8'10"

Window to rear. Electric radiator.

EXTERIOR

Allocated parking space to the rear with further visitors parking. Secure bike shed and bin store.

DIRECTIONS

From Morley Bottoms proceed up Chapel Hill and turn right at the roundabout onto Victoria Road. Howley Avenue is the fifth turning on the right into the new development. Follow the road to the left and Flat 2, 1 Howley Avenue will be found in the first building on the right hand side. Access to the building is gained from the rear.



- FITTED KITCHEN WITH OVEN & HOB
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM



- ALLOCATED PARKING WITH EV CHARGER
- EPC - C
- GREAT ACCESS TO MOTORWAYS & LEEDS CITY CENTRE
- NO CHAIN





Additional Information

Local Authority - Leeds

Council Tax - Band B

Viewings - By Appointment Only

Floor Area - 0.00 sq ft

Tenure - Leasehold



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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