



## 2 bed terraced house to buy in

Peel Street, Morley, Leeds, West Yorkshire,  
LS27 8QE

**£127,000** Starting Bid

 x 2  x 3  x 3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding.
- ✓ Unique property in the heart of
- ✓ 3-Floors
- ✓ Previously rented as a two-bedroom property for the
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Bringing to market this unique property in the heart of Morley. Previously rented as a two-bedroom property and could easily be converted into a 4 bedroom property as it is packed full of potential. Subject to the necessary planning permissions and building regulations, it could be reconfigured, converted or transformed to suit a variety of uses, making it an exciting opportunity for investors, developers or buyers looking for a project as this converted to a four bedroom property.

From the rear yard, you enter into the spacious kitchen, which has plenty of room for a dining table. Fitted with a charming country-style kitchen, this is a welcoming space and also provides access to the basement, offering useful additional storage and downstairs toilet. The basement area could be converted into additional living accommodation.

Moving through the property, you will find the staircase to your left and, straight ahead, a large reception room with an adjoining office. This part of the property was formerly used as a shop and offers incredible scope for redevelopment or reimagining into additional living accommodation, a work-from-home space or something entirely unique (subject to the necessary consents).

Climbing the first staircase, you will find a spacious living room (could be used as a bedroom) to the right, with the house bathroom to the left. The bathroom comprises a bath with shower over, wash hand basin and WC. Also on this floor is a well-proportioned double bedroom.

A further staircase leads to the second floor, where you will find another generous double bedroom. Opposite is a fitted kitchen area,(could be converted to a bedroom) creating further flexibility depending on your intended use for the property.

Externally, the property benefits from a good-sized enclosed rear yard.

This property offers endless possibilities. Whether you choose to modernise and re-let it as an investment, reconfigure the existing layout, or undertake a more extensive renovation to create something truly special, the potential on offer is clear.

Situated in the heart of Morley, you'll have a fantastic selection of shops, cafés, bars and restaurants right on your doorstep. Morley Train Station is within easy reach, along with excellent transport links providing convenient access to Leeds City Centre and the wider West Yorkshire area. The property is also well positioned for a range of highly regarded primary and secondary schools, making it an attractive option for a variety of buyers.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £127,000

Property Type: Terraced House

Parking: On Street

Year built: 1800

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

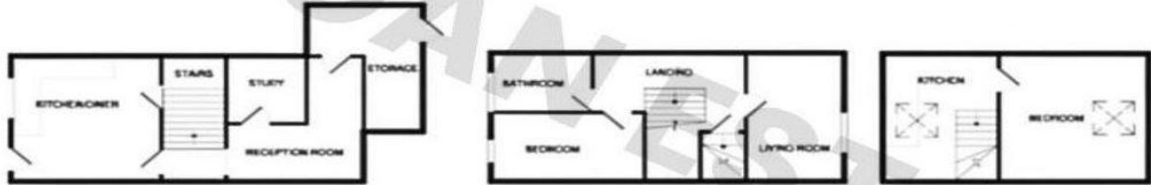
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

**40, Peel Street, Morley, Leeds.**



*All measurements are approximate and for illustrative purposes only.  
Morgan Estates does not accept liability for the exact measurements of the room.*

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Peel Street, Morley, Leeds, West Yorkshire, LS27 8QE

Contact your local branch today for more information on this property:

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