



Bank Avenue  
Morley  
Leeds  
West Yorkshire  
LS27

Offers in Excess of £95,000

bettermove

# Bank Avenue

## Leeds

Bettermove are proud to present this 2 bedroom flat in Morley, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 91 years remaining on the lease; the ground rent & service charge is £600.00 per annum, paid quarterly.

The property is located on the first floor, and comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom, with separate WC.

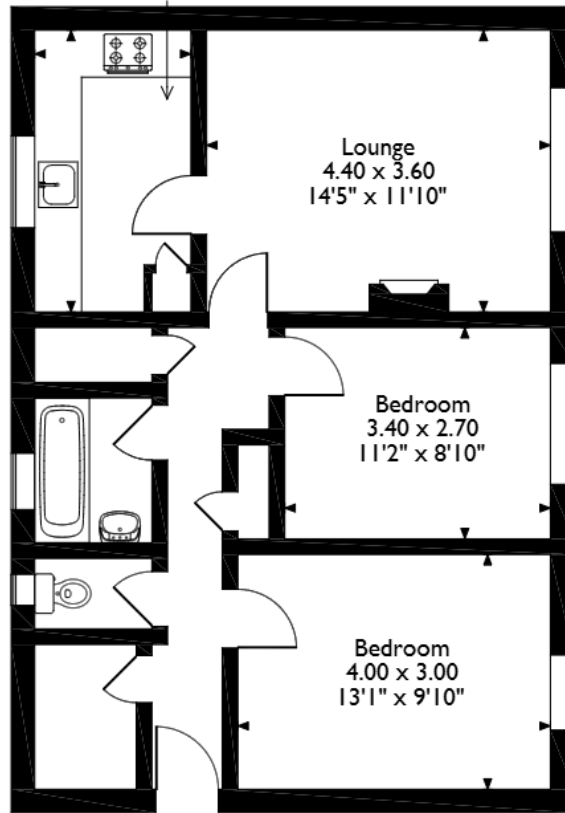
Located in the popular town of Morley, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Morley Train Station (0.6 mile), a variety of local bus routes, and quick access to the M621, leading to the M62 and M1.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Bank Avenue, Morley, Leeds  
Approximate Gross Internal Area  
64 Sq M/689 Sq Ft

Kitchen  
3.60 x 2.00  
11'10" x 6'7"



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>76</b>               | <b>77</b> |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | <b>77</b>               | <b>77</b> |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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