



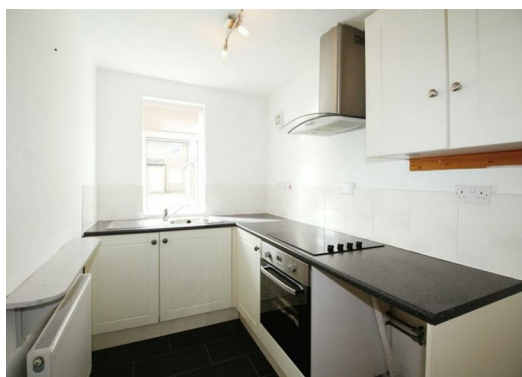
6 Barnet Grove, Leeds, LS27 0RB Offers in excess of £75,000

Goodmove present this one bed ground floor apartment for quick sale on Barnet Grove, LS27.

The property briefly comprises an entrance hall leading into a bright and spacious living room, providing ample space for both lounge and dining furniture. The separate fitted kitchen offers practical workspace and storage, while the double bedroom benefits from a useful walk-in wardrobe/storage area. A modern bathroom suite completes the internal accommodation, together with an additional storage cupboard.

Occupying a convenient residential position in Morley, the property enjoys excellent access to local shops, supermarkets, cafés, leisure facilities and public transport links. Morley railway station and nearby motorway networks provide straightforward commuting to Leeds city centre and surrounding areas, making this an attractive proposition for both owner-occupiers and buy-to-let investors.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

140 years remaining on the lease
 Ground rent: peppercorn

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

