



# HODSONS

PER MONTH

**£1,300 Per Month**

**Clough Street**

Morley, LS27 8QZ





## PROPERTY SUMMARY

Recently decorated throughout, this spacious four-bedroom terraced home is set over three floors and offers modern living in a convenient location. The property features a bright living room, a stylish kitchen with a central island, range cooker, and integrated fridge and freezer, plus access to a cellar for extra storage. Upstairs are four good-sized bedrooms and a modern bathroom with a freestanding bath and separate shower cubicle. Outside, there's a small, low-maintenance rear yard and on-street parking available. Ideally located close to Morley Train Station, local supermarkets, bars, restaurants, and excellent motorway links. Pets are welcome.

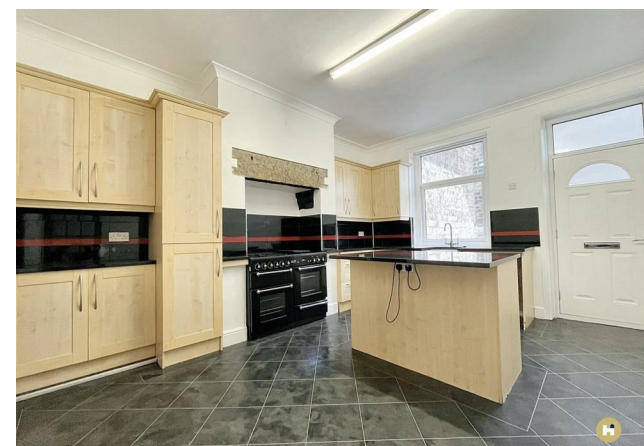
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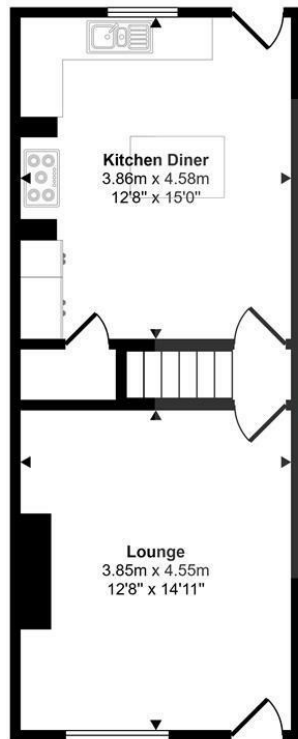
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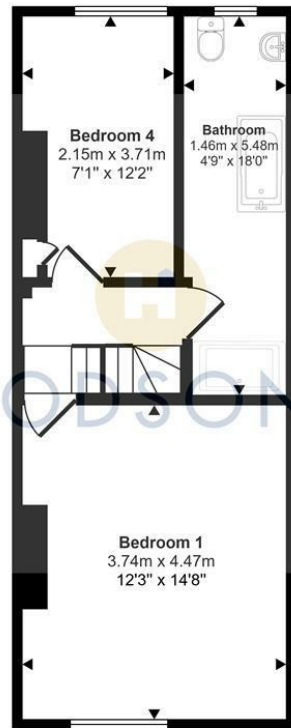




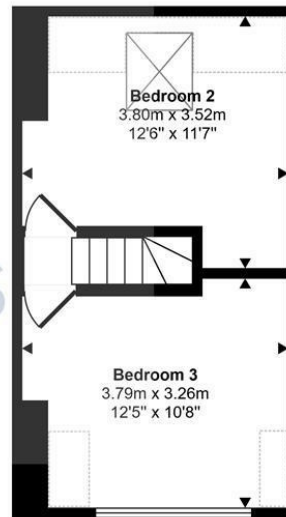
Approx Gross Internal Area  
103 sq m / 1112 sq ft




Ground Floor  
Approx 39 sq m / 421 sq ft



First Floor  
Approx 38 sq m / 406 sq ft



Second Floor  
Approx 26 sq m / 284 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## LOCAL AUTHORITY

Leeds City Council


## TENURE

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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