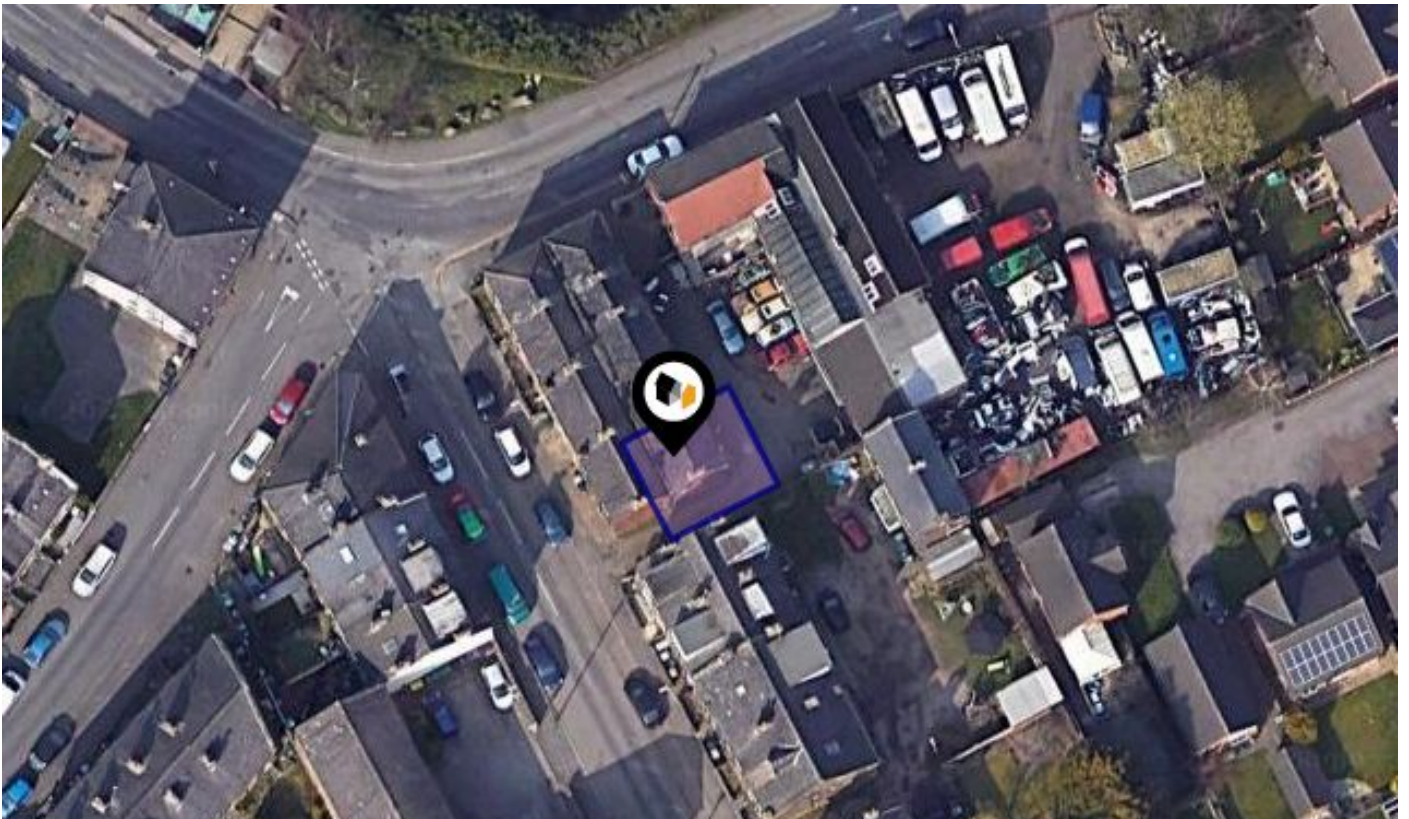




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th February 2025



8A, CLOUGH STREET, MORLEY, LEEDS, LS27 8QZ

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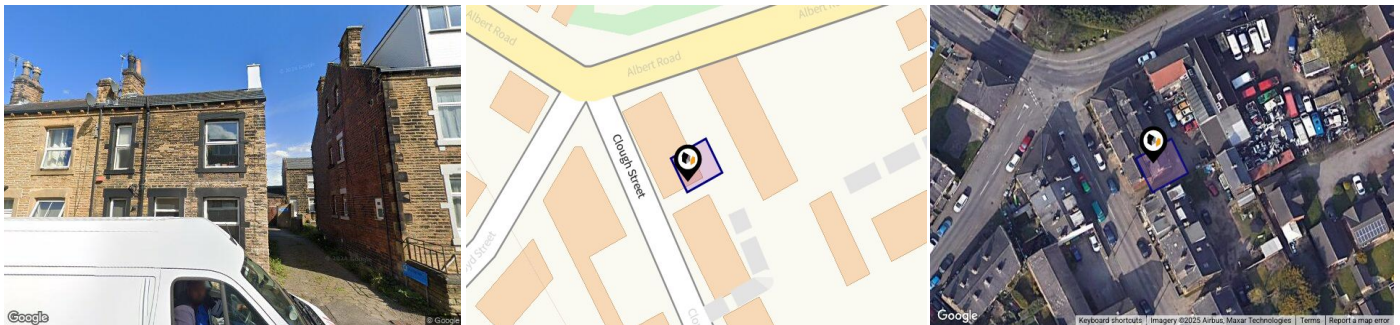
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>







Property

| | | | |
|-------------------------|---|------------------------------------|------------|
| Type: | Terraced | Last Sold Date: | 19/10/2017 |
| Bedrooms: | 1 | Last Sold Price: | £85,000 |
| Floor Area: | 441 ft ² / 41 m ² | Last Sold £/ft²: | £192 |
| Plot Area: | 0.02 acres | Tenure: | Freehold |
| Year Built : | Before 1900 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,377 | | |
| Title Number: | WYK822901 | | |
| UPRN: | 72367443 | | |

Local Area

| | |
|---------------------------|---------|
| Local Authority: | Leeds |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|---|---|
| 19 mb/s | 1000 mb/s |
|  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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8a, Clough Street, Morley, LS27 8QZ

Energy rating

D

Valid until 04.03.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

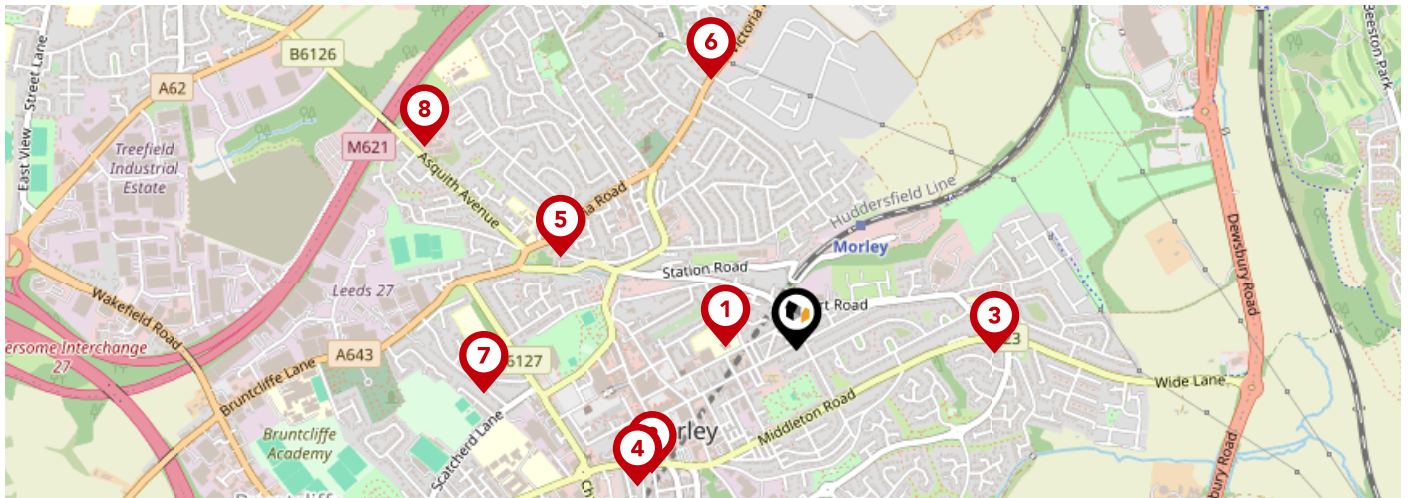
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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Enclosed End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Sandstone or limestone, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 41 m ² |

Area Schools

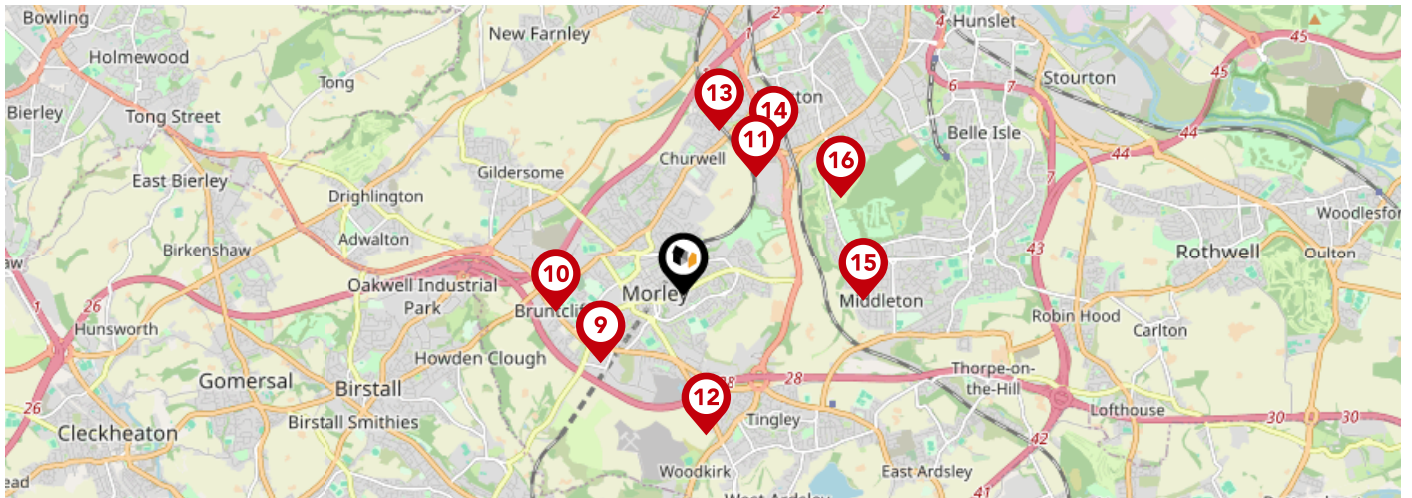
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| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Seven Hills Primary School Ofsted Rating: Good Pupils: 444 Distance:0.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Queenswood School Ofsted Rating: Good Pupils: 25 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Morley Newlands Academy Ofsted Rating: Outstanding Pupils: 707 Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Morley Academy Ofsted Rating: Outstanding Pupils: 1431 Distance:0.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Morley Victoria Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Churwell Primary School Ofsted Rating: Good Pupils: 461 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Francis Catholic Primary School, Morley Ofsted Rating: Good Pupils: 230 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Asquith Primary School Ofsted Rating: Good Pupils: 399 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

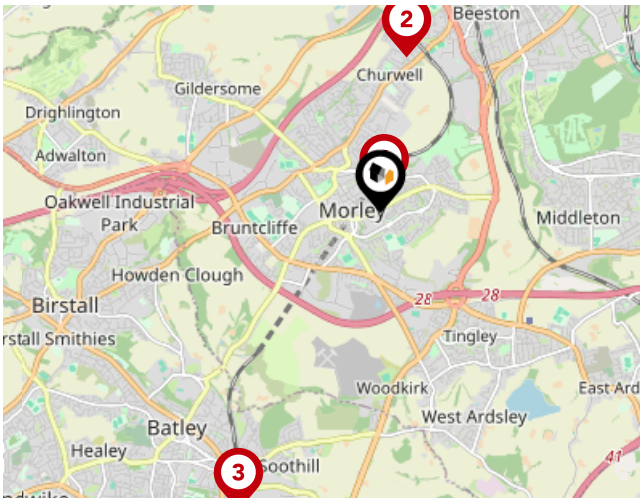
Area Schools

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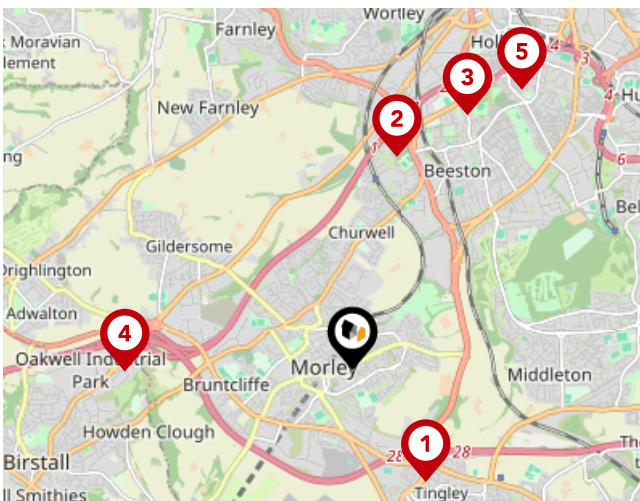
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Fountain Primary School Ofsted Rating: Good Pupils: 443 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bruntcliffe Academy Ofsted Rating: Good Pupils: 1365 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Elliott Hudson College Ofsted Rating: Outstanding Pupils: 1226 Distance:1.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Woodkirk Academy Ofsted Rating: Good Pupils: 1799 Distance:1.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cottingley Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Stephen Longfellow Academy Ofsted Rating: Good Pupils: 1 Distance:1.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Westwood Primary School Ofsted Rating: Good Pupils: 301 Distance:1.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cockburn School Ofsted Rating: Outstanding Pupils: 1274 Distance:1.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



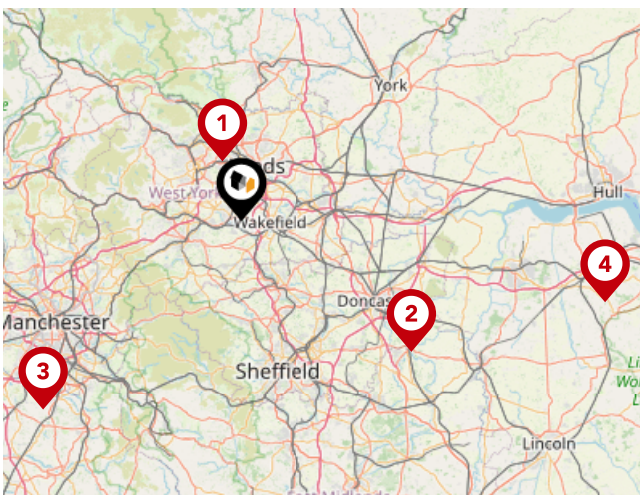
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Morley Rail Station | 0.14 miles |
| 2 | Cottingley Rail Station | 1.39 miles |
| 3 | Batley Rail Station | 2.89 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|----------|------------|
| 1 | M62 J28 | 1.17 miles |
| 2 | M621 J1 | 1.92 miles |
| 3 | M621 J2 | 2.46 miles |
| 4 | M62 J27 | 2 miles |
| 5 | M621 J2A | 2.87 miles |



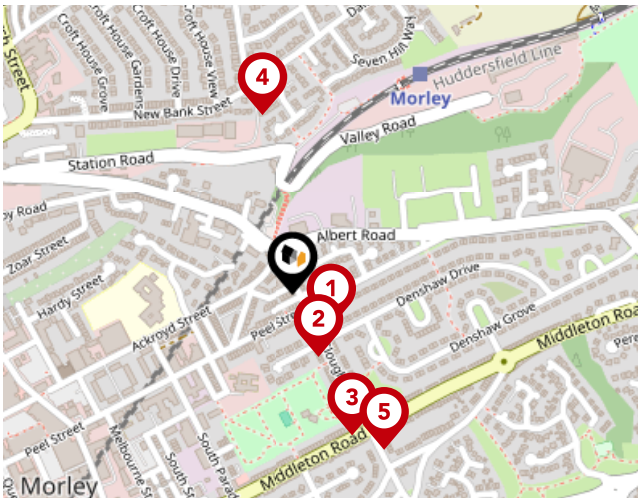
Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Leeds Bradford Airport | 8.82 miles |
| 2 | Finningley | 30.18 miles |
| 3 | Manchester Airport | 38.62 miles |
| 4 | Humberside Airport | 52.23 miles |

Area

Transport (Local)

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Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Peel Street | 0.06 miles |
| 2 | Peel Street | 0.07 miles |
| 3 | Clough Street | 0.17 miles |
| 4 | New Bank St Croft House Lane | 0.2 miles |
| 5 | Middleton Rd Clough Street | 0.2 miles |

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