



Murray Way | | LS10 4GA

£130,000

Two Bedroom Ground Floor Apartment | EPC C | Council Tax B

Emsleys | estate agents

TWO BEDROOM GROUND FLOOR APARTMENTOPEN
PLAN KITCHEN***WALK IN SHOWER***NO CHAIN***
PARKING***

This splendid apartment is currently on the market for sale. Carefully maintained and neutrally decorated, this property is an excellent opportunity for first-time buyers and investors alike.

The property also includes a single reception room, again designed in an open-plan format. This room is bright and inviting, owing to the large windows that let in plenty of sunlight. It's a space that can be used for various purposes, depending on your needs.

The kitchen is a sight to behold with its open-plan design and abundance of natural light. It's the perfect place to cook up a storm, and the layout allows for social interaction, making it an ideal space for entertaining guests.

The two double bedrooms, providing ample space for a variety of furnishings. Each bedroom is well-lit and airy, making them a comfortable space to relax in after a long day.

The bathroom is fitted with a walk in shower area enhances the overall modern and sophisticated aesthetic of the bathroom. and includes a heated towel rail for added convenience. Additionally,

One of the unique features of this flat is the provision of a dedicated parking space, a vital amenity in today's urban lifestyle. The location of this property is another significant selling point. It's situated in a sought-after location with excellent public transport links and nearby schools, making it a convenient place to live.

In summary, this two-bedroom apartment offers a fantastic balance of comfort, style, and convenience. A viewing is highly recommended to fully appreciate what this property has to offer.

Hallway

Doors off to:

Living Room 4.28m x 3.86m (14'1" x 12'8")

A large open living room with lots of natural light, electric storage heater, double glazed window, T.V point, open plan to:

Kitchen 3.81m x 1.53m (12'6" x 5'0")

A galley kitchen with wall and base units and contrasting worktops, built in oven, hob and extractor over, plumbed for washing machine and space for fridge freezer, sink and drainer unit.

Bedroom 1 2.99m x 3.95m (9'10" x 13'0")

Double bedroom with double glazed window and electric storage heater.

Bedroom 2 3.55m x 2.58m (11'8" x 8'6")

Double bedroom with double glazed window and electric storage heater

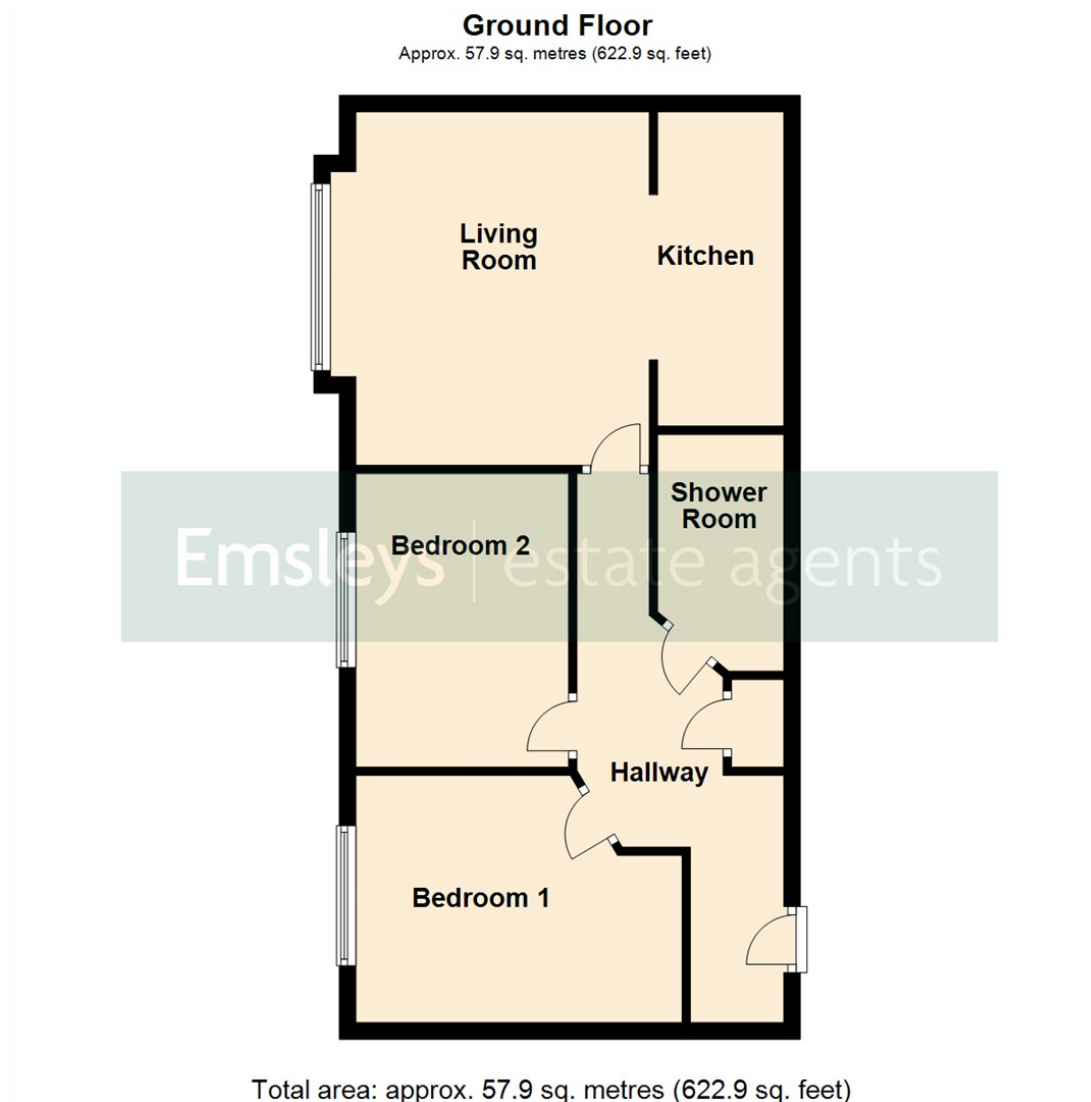
Shower Room

A good size walk in shower with glass screen, vanity wash hand basin and low flush W.C.

External

Intercom system, Allocated parking and visitors parking bay.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents