



170 Springwell Gardens Leeds



1 Bedroom Apartment £220,000

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170 Springwell Gardens, Holbeck, Leeds, West Yorkshire, LS12 1FG

Communal Entrance:



Access via a communal entrance hallway, lifts & stairway to floor 10 where the apartment is situated, access to the carpark

Private Entrance:

A private entrance leading to an open plan living area

Open Plan Living Area:



A good sized area with a fitted kitchen and space for living room and dining room furniture

Living Room / Dining Area:



Double glazed windows with views over Leeds City and surrounding areas, double glazed doors opening onto the roof terrace / balcony, ample space for a range of living room and dining room furniture, open plan to the kitchen area, all furniture is included in this room.



A range of fitted wall, drawer & base units, work surfaces, an inset sink with a mixer tap, built under electric oven / grill, electric hob, extractor hood, integral fridge / freezer, dishwasher,

Double Bedroom:



A good sized double bedroom, double glazed floor to ceiling window, ample space for a range of bedroom furniture and wardrobes, the furniture in the flat is INCLUDED/sold as part of the whole apartment.

Bathroom / WC:



A modern white suite comprising of a bath with a shower above and a glazed side screen, wash basin, low flush WC, ladder style towel warmer, modern tiling

Utility / Storage Room:

A large storage room housing the electric immersion boiler and a CANDY washing machine is already fitted ready for use?

Roof Terrace / Balcony:



A large and private roof terrace garden (approx. 578 sq ft) with enviable views over Leeds City and surrounding areas, planted planters with watering supply fitted, This is a private garden/communal space that is only accessible to residents of the building

Off Street Parking / Allocated Parking / Private P

The property is being sold with a parking permit for space number 35. This parking space is located near to the entrance to Block B and is conveniently situated for access to the lifts.

TO THE OUTSIDE:



Communal areas.

Lease Information:

We have been provided with details of the lease associated with this property by our vendor. We have not checked or verified the details provided and you should make full investigations with your legal representative prior to commitment to purchase

EPC Rating: tba / Council Tax Band: B

EPC Link:

tba

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

