



### Aspect 14 Elmwood Lane, Leeds, LS2 8WH

**Offers In The Region Of £150,000**

\* 6th FLOOR TWO BED APARTMENT \* \* CONTEMPORARY OPEN PLAN LIVING \* \* PRIVATE BALCONY \* \* COMMUNAL GARDENS \* CLOSE TO THE CITY CENTRE \* \* INTEGRAL APPLIANCES \* \* CHAIN FREE \*

Part of the beautifully designed City Center development on the outskirts of Leeds City center and situated close to all major motorways. TWO (DOUBLE) BEDROOM apartment ONE WITH EN SUITE, is this CONTEMPORARY OPEN PLAN LIVING making an ideal home for a variety of buyers.

Situated on the 6th floor, the property benefits from a lift for easy access PRIVATE BALCONY offering views over Gardens. On entering the apartment, the PRIVATE HALLWAY leads you to a well-appointed and contemporary OPEN PLAN KITCHEN / LIVING / DINING AREA, ideal for entertaining and modern lifestyles. The generous PRINCIPAL BEDROOM features A FULL EN-SUITE SHOWER ROOM / WC. There is a further DOUBLE BEDROOM and a HOUSE BATHROOM / WC with a shower over the bath.

In addition the property has access to communal gardens. This stylish and large apartment offers flexible living space and is perfectly placed for life in the city center, but would also be a great option for a "lock up and leave" if you are dividing your time between locations. The property is close to the shops and restaurants of the lively city center. Leisure time in Leeds could be as simple as an afternoon walk along the canal. Or you could choose the theatre, a festival or a cultural day visiting one of the many museums and galleries. EPC Rating: C

## COMMUNAL ENTRANCE:

Access via the car park and lift to the 6th floor.

### Entrance / Lobby:



Lift to the 6th floor.

### Private Entrance Hallway:



Private entrance door opens in to the hallway, which has a secure entry intercom.

## OPEN PLAN LIVING



### Living / Dining Room: Area



Double glazed patio door opening onto a balcony, double glazed windows, wood effect flooring, television point, ample space for a dining table and chairs

## Kitchen Area



A range of fitted kitchen units, work surfaces, a range of integral kitchen appliances (electric oven/ grill, electric hob, fridge / freezer, automatic washing machine / plumbing for a dishwasher, an inset sink / drainer with a mixer tap, 'Laminated effect flooring, inset ceiling lights

### Bedroom One:



Double glazed windows, Laminated wood effect flooring, electric wall mounted heater

### En - Suite / WC:



A glazed good size shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

### Bedroom Two:



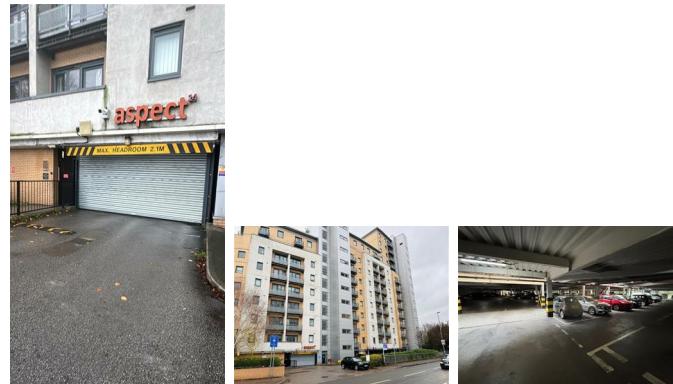
Double glazed window, Laminated wood effect flooring, wall mounted electric heater

### Bathroom / WC:



A white suite comprising of a panelled bath with a glazed shower screen and plumber shower over, wash basin, low flush WC, modern tiling

### TO THE OUTSIDE:



The apartment building is surrounded by communal gardens.. Communal parking spaces are available outside the car park.

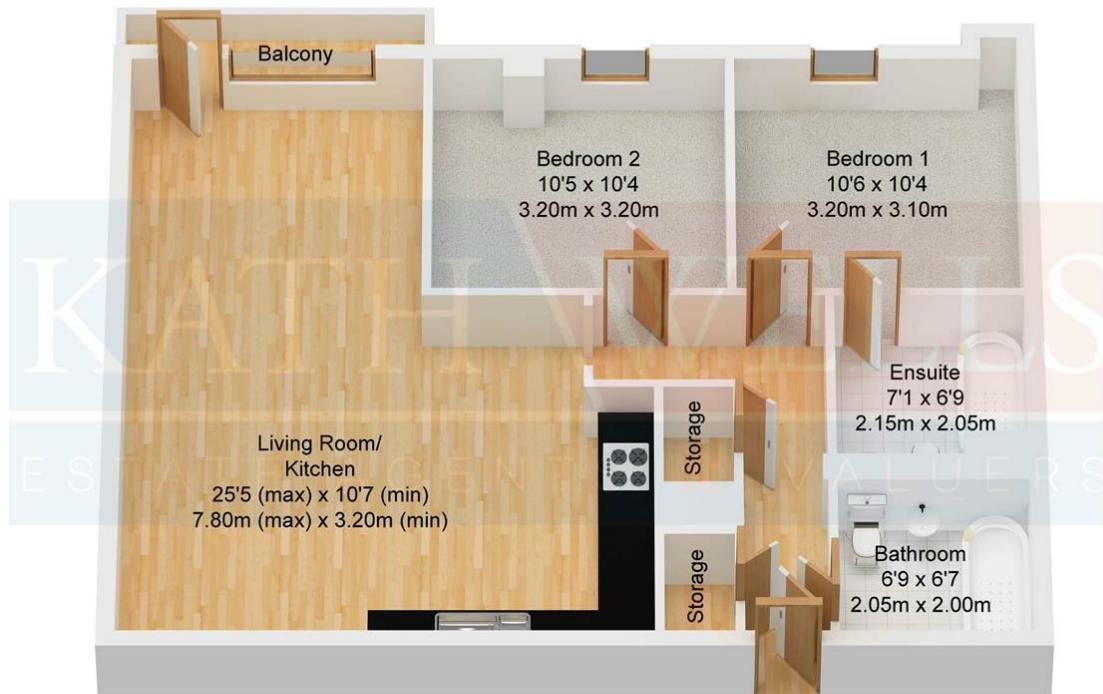
### Council Tax Band & EPC Rating:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0059-2877-6588-9821-4981>

Epc Rating C

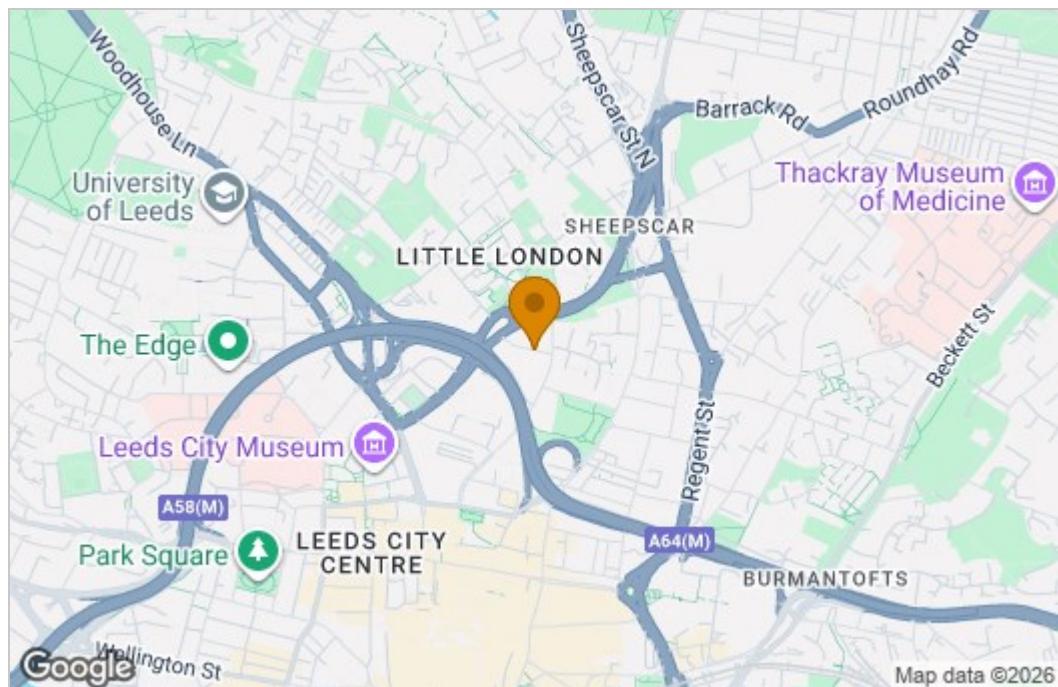
Council Tax Band D

## Floor Plan

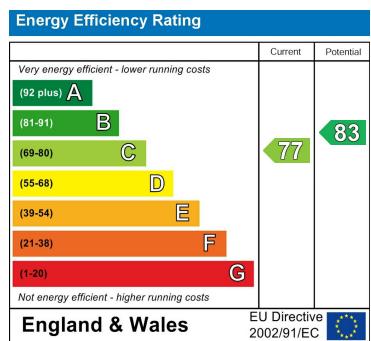


Approx. 75.78 sqm.  
(815.68 sqft.)

## Area Map



## Energy Efficiency Graph



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