



3 Bed
Apartment - Purpose Built
located in

Wynn & Co
Sales and Lettings

3 Chandlers Wharf Leeds LS13 1PX



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Asking price £210,000

Welcome to this charming ground floor apartment located in the desirable Chandlers Wharf area of Leeds. This purpose-built residence, constructed in 1999, offers a perfect blend of modern living and scenic beauty, with delightful views of the canal that enhance the overall appeal of the property.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing an inviting space for relaxation and entertainment. The apartment boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space for guests or a home office. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding can be done with ease.

The location of Chandlers Wharf is particularly advantageous, offering a tranquil setting while still being within easy reach of the vibrant city centre of Leeds. Residents can enjoy leisurely walks along the canal, as well as the many amenities and attractions that the city has to offer.

This apartment is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a picturesque setting. Whether you are a first-time buyer, a growing family, or an investor, this property is sure to meet your needs. Do not miss the chance to make this delightful apartment your new home.

Entrance Hall

The entrance hall provides access to all principal rooms, presented in neutral tones with carpet flooring and fitted with a wall-mounted intercom. It feels light and spacious thanks to recessed lighting and a practical layout that connects the living spaces efficiently.

Living Room

16'5" x 12'8" max

This inviting living room features a large set of bay windows that flood the space with natural light and provide delightful views of the surrounding greenery. The neutral wall tones and carpet create a calm and welcoming atmosphere,

Kitchen

9'2" x 8'5"

The kitchen offers a practical and bright workspace with white cabinetry topped by a speckled grey work surface, providing ample storage and preparation areas. A window overlooks the garden, giving a pleasant outlook and a good amount of natural light. The flooring is dark tile, complementing the clean and functional design.

Bedroom 1

13'3" x 9'5"

A well-proportioned bedroom featuring a large window that brings in plenty of daylight. The room includes fitted wardrobes with wooden doors, alongside neutral walls and carpet flooring, providing a blank canvas for personal touches and ample storage space.

Ensuite

The ensuite bathroom adjoining Bedroom 1 is compact and practical, featuring a tiled shower enclosure, pedestal wash basin, and WC. The light-coloured tiling and mirrored cabinet add to the brightness and functionality of the space.

Bedroom 2

10'11" x 9'9"

A cosy bedroom with a window overlooking the garden, fitted with floor-to-ceiling wardrobes finished in light wood. The simple neutral decor enhances the sense of space and light, creating a restful environment suitable as a guest room or for everyday use.

Bedroom 3 / Dining Room

9'2" x 8'10"

This flexible room can serve as either a third bedroom or dining room. It is bright and practical, featuring a window that looks out to the garden and is presented with neutral walls and carpet. The room is well suited for use as a quiet study or dining area depending on your needs.

Bathroom

The bathroom is fitted with a white suite including a bath with overhead shower, toilet, and wash basin. Light wall tiles and a dark countertop provide a subtle contrast, complemented by a small window allowing natural light in while maintaining privacy.



Rear Garden

The communal gardens surrounding the property are beautifully maintained, featuring a combination of lawn areas, mature trees, and shaped shrubbery. Pathways thread through the greenery, offering pleasant outdoor spaces to relax or stroll, with benches positioned to enjoy the peaceful environment and views over the adjacent waterway.

Front Exterior

The exterior of the property presents a modern three-storey block constructed in light-toned stone with dark framed windows and small decorative balconies. The well-kept communal gardens contribute to the overall attractive and welcoming appearance, with nearby parking and surrounding greenery enhancing the setting.



Parking Area

Parking spaces and a paved driveway area are available to the rear of the property, conveniently located near the apartment entrance. The surrounding hedges and shrubbery provide a neat and organised environment for residents' vehicles.



Lease Details

Lease term: 999 years (973 remaining)

Service charge: £2,081.25 a year

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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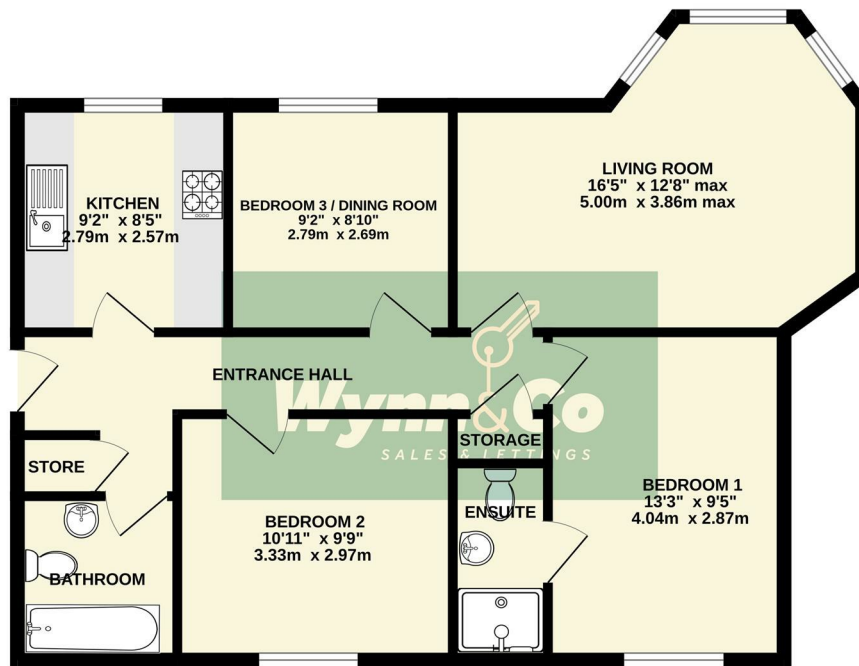




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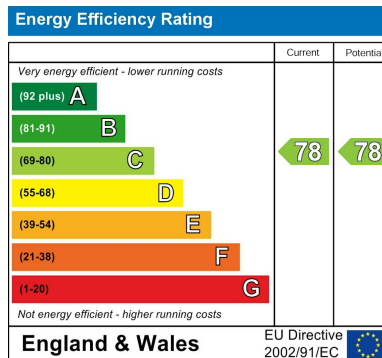


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



THREE BEDROOM GROUND FLOOR APARTMENT
TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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