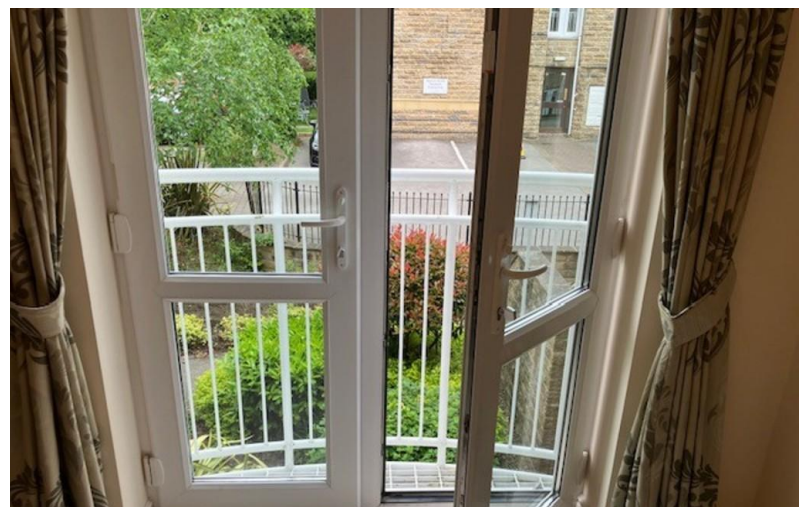


**WITHDRAWN**



**Brownberrie Lane, Horsforth**

**1 Bedroom, 1 Bathroom, First Floor Apartment**

**Guide Price £155,000**



## Brownberrie Lane, Horsforth

1 Bedroom, 1 Bathroom

Guide Price £155,000

- No chain
- Spacious living room
- Communal lounge and gardens
- First floor apartment
- Walk in modern shower

**LIVING ROOM** 17' 1" x 10' 0" (5.21m x 3.05m)  
Spacious living/dining room with Juliet balcony and modern feature fireplace with electric fire.

**KITCHEN** 7' 3" x 6' 10" (2.21m x 2.08m) Kitchen with a range of wall and base units with contrasting worktops and tiled backsplash. Stainless steel single drainers sink with mixer tap. Integral electric oven, microwave, four ring electric hob and extractor hood. Integral fridge and freezer. Upvc double glazed window to front elevation.

**HALLWAY** Entrance hall with useful storage cupboard. Intercom alert unit.

**SHOWER ROOM** Good sized shower room comprising: Low level WC, Vanity unit with hand wash basin, walk in shower cubicle with hand rails, glass sliding shower screens, mixer shower. Tiled splashback walls.

**DOUBLE BEDROOM** 13' 6" x 8' 8" (4.11m x 2.64m)  
Spacious double bedroom with mirrored wardrobes. Upvc double glazed window to front elevation.

**COMMUNAL LOUNGE** Communal lounge and sitting area. Pleasant views to outside with patio door access to enclosed gardens and seating areas.

**COMMUNAL LIVING AREA** Communal living area with feature fireplace.

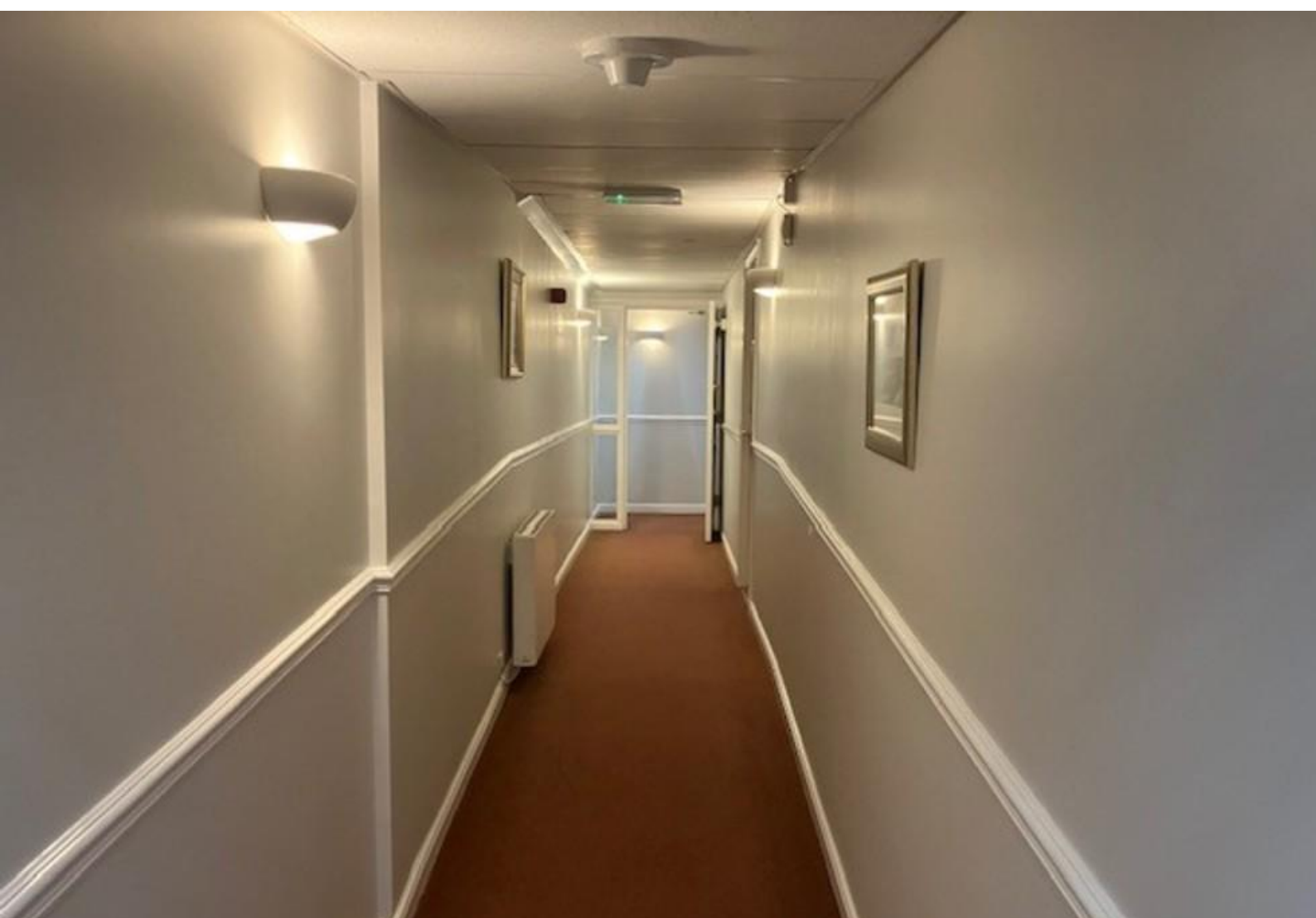
**OUTSIDE GARDENS** Well manicured enclosed gardens to outside with patio and seating areas.

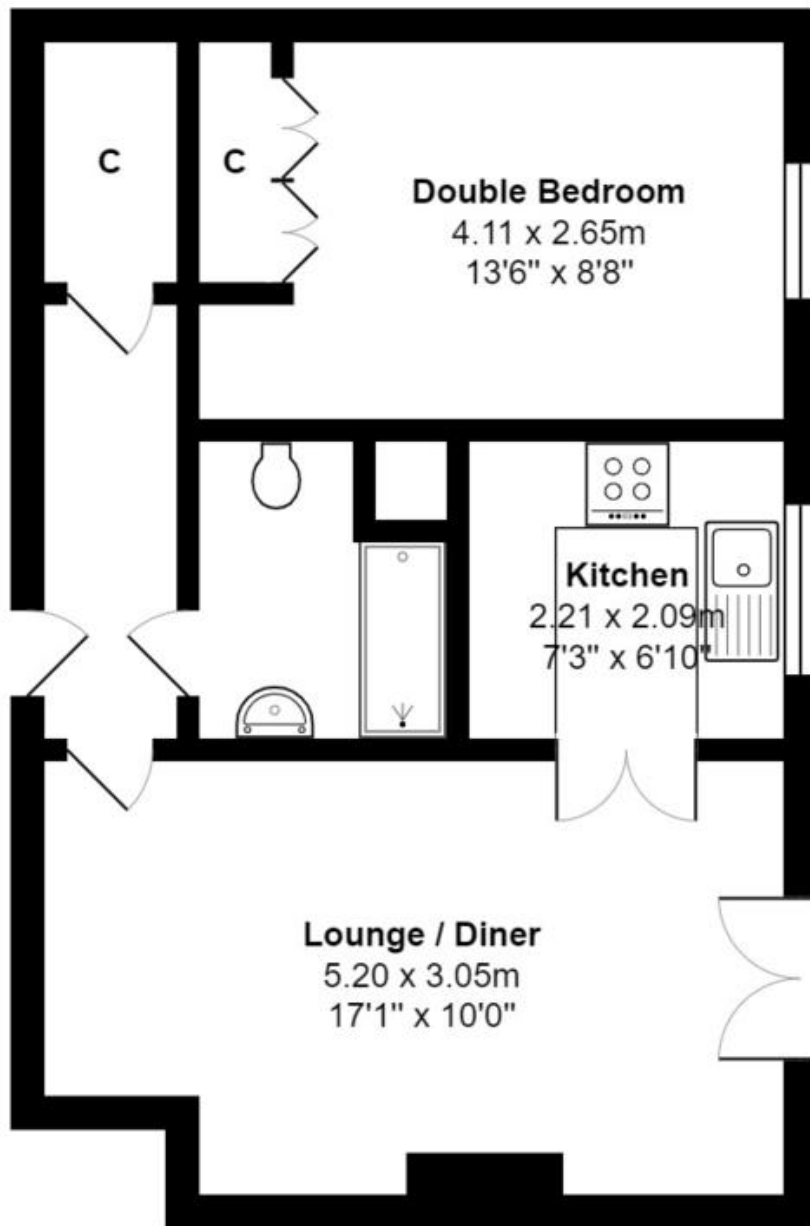






%epcGraph\_c\_1\_210%





## Martin & Co Leeds Horsforth

93 New Road Side • Horsforth • Leeds • LS18 4QD  
 T: 0113 258 8664 • E: horsforth@martinco.com

# 0113 258 8664

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.