





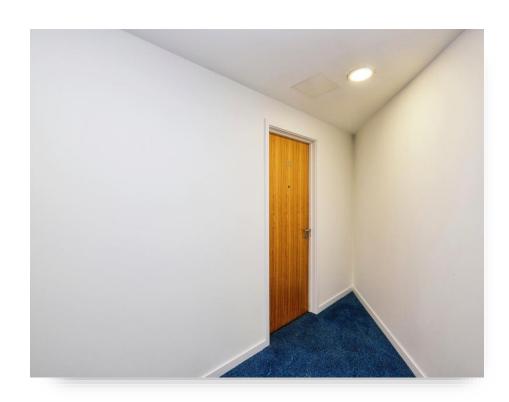




welcome to

The Gateway North Crown Point Road, Leeds

William H Brown are proud to present to the market this beautifully presented one bedroom Apartment on the popular Gateway's Development. Viewings are highly recommended to appreciate this apartment, call us now on 0113 260 0945.





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This stunning City Centre property has its own on-site shop, communal gym. You will be within walking distance to Leeds City Centre with a plethora of restaurants, bars and shops.

In brief this apartment consists of an entrance hallway, open plan Lounge/Kitchen with access to your own balcony, there is also a large master bedroom with master bathroom completing the space.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and of course Crossgates with a wealth of amenities such as restaurants shops, pubs, micro bars, and a railway station. Convenient for St. James hospital.

Lounge / Kitchen

12' 10" x 14' 9" (3.91m x 4.50m)

Bedroom One

14' 11" x 14' 5" (4.55m x 4.39m)











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- STUNNING 1 BEDROOM APARTMENT
- COMMUNAL GYM
- CITY CENTRE LIVING
- PRIVATE BALCONY

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Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT109621



Property Ref: CGT109621 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.