



**Hunters Court Hunters Way, LEEDS LS15 0LB**

**welcome to**

**Hunters Court Hunters Way, LEEDS**

William H Brown are proud to present to the market this TWO bedroom DUPLEX APARTMENT which is set in a POPULAR residential area of HALTON. Viewings are highly recommended to appreciate this apartment, call us now on 0113 260 0945.



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This duplex apartment comprises on the ground floor of a entrance hallway, open plan lounge/dining room, modern kitchen and staircase leading to the first floor. to the first floor there is a landing leading to three good size bedrooms one of which has an en-suite and family bathroom. Externally, there is communal parking to the rear.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton.

### **Entrance Hallway**

### **Kitchen/Lounge/Dining Room**

16' x 44' 9" ( 4.88m x 13.64m )

### **Landing**

### **Master Bedroom With En-Suite**

16' 4" x 14' 7" ( 4.98m x 4.45m )

### **Bedroom Two**

13' 1" x 14' 1" ( 3.99m x 4.29m )

### **Spare Room**

11' 8" x 7' 5" ( 3.56m x 2.26m )

### **Bathroom**



**view this property online** [williamhbrown.co.uk/Property/CGT109655](http://williamhbrown.co.uk/Property/CGT109655)



welcome to

## Hunters Court Hunters Way, LEEDS

- DUPLEX APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE
- POPULAR LOCATION
- 

Tenure: Leasehold EPC Rating: Awaiting

# £140,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT109655 - 0003

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.

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.



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