



Brooklands Lane, LEEDS LS14 6QG



welcome to

Brooklands Lane, LEEDS

Offered with NO CHAIN is this one double bedroom ground floor flat. An ideal investment opportunity offering spacious accommodation throughout. Close to local amenities and transport links.



A one bedroom ground floor flat close to local amenities and transport links, this is an ideal purchase for a first time buyer or an investor. The property offers well proportioned accommodation throughout which comprises; Entrance porch, lounge with fitted gas fire, fitted kitchen and bathroom and one double bedroom. There is a garden to the rear which is paved for low maintenance. The property is offered with NO CHAIN and internal viewing is highly recommended.

Lounge

14' 9" MAX x 10' 4" MAX (4.50m MAX x 3.15m MAX)

Kitchen

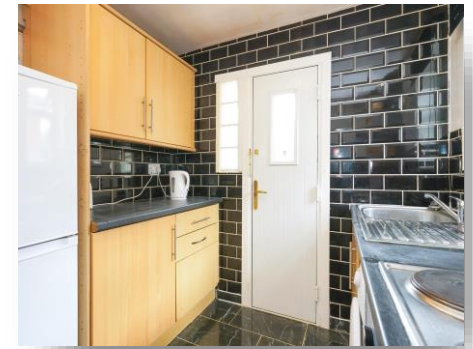
8' 2" MAX x 7' 8" MAX (2.49m MAX x 2.34m MAX)

Bedroom

10' 8" MAX x 11' 1" MAX (3.25m MAX x 3.38m MAX)

Bathroom

Outside



view this property online williamhbrown.co.uk/Property/CGT110396



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Brooklands Lane, LEEDS

- One Double Bedroom
- Ground Floor Flat
- Rear Gated Garden
- Spacious Accommodation
- NO CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110396 - 0004

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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