



**Pearsons Way, Seacroft Leeds LS14 6GB**



**welcome to**

**Pearsons Way, Seacroft Leeds**

William H Brown are proud to present this stylish two bedroom apartment for sale NOW! A viewing is highly recommended to appreciate this well maintained property. Call us now on 0113 260 0945!!





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This well-presented, single-level apartment features a welcoming hallway that leads to a spacious open-plan kitchen, dining, and lounge area. The layout also includes a modern bathroom and two generously sized bedrooms. The property benefits from designated off-street parking, offering both comfort and convenience.

Situated to the East of Leeds City Centre LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

### **Kitchen/Dining Room**

7' 10" MAX x 12' 10" MAX ( 2.39m MAX x 3.91m MAX )

### **Lounge**

12' 2" MAX x 16' 9" MAX ( 3.71m MAX x 5.11m MAX )

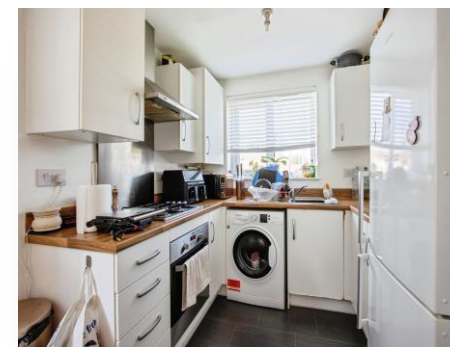
### **Bedroom One**

8' 10" MAX x 12' 2" MAX ( 2.69m MAX x 3.71m MAX )

### **Bedroom Two**

6' 11" MAX x 12' 2" MAX ( 2.11m MAX x 3.71m MAX )

### **Bathroom**



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## **Pearsons Way, Seacroft Leeds**

- TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LOUNGE/DINING ROOM
- WELL MAINTAINED THROUGHOUT
- POPULAR LOCATION
- OFF-STREET PARKING

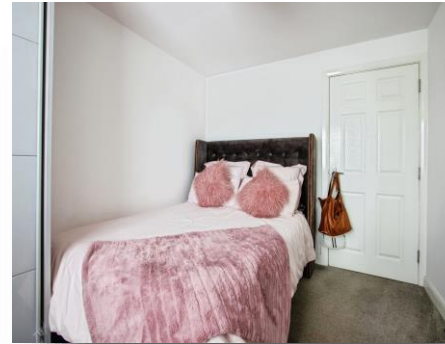
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110851 - 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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