



Holly Way, LEEDS LS14 6NF

welcome to

Holly Way, LEEDS

READY TO FLY THE NEST? At a Guide Price of £140,000 - £150,000 this first floor apartment could be PERFECT FOR YOU! offering TWO DOUBLE BEDROOMS, this property offers MODERN LIVING in a POPULAR LOCATION! Don't miss this INCREDIBLE buying opportunity, call us to view!



Entrance Hall

Having the entrance door to the side aspect, a useful built in storage cupboard, and a gas central heating radiator.

Lounge Kitchen / Diner

An open plan lounge and kitchen with a dining area. Includes a double glazed window to the side aspect, a gas central heating radiator, and carpeting to the lounge area.

The kitchen comprises of a range of both wall and base units with work surfaces over, and feature and electric oven with an electric hob, splash back and a cooker hood over, space for a washing machine and space for a fridge freezer, and a stainless steel sink and drainer.

Bedroom One

Double glazed window and a gas central heating radiator.

Bedroom Two

Double glazed window and a gas central heating radiator.

Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the W.C. Also includes a gas central heating radiator and an extractor fan. Part tiling to the walls.

Exterior

Externally the property offers one allocated parking space.



view this property online williamhbrown.co.uk/Property/CGT111483



welcome to

Holly Way, LEEDS

- *** Guide Price £140,000 - £150,000 ***
- First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge / Kitchen / Diner
- Modern & Well Presented Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

guide price

£140,000 - £150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111483

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111483 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk