



**Gardenhurst, Cardigan Road, Leeds LS6 1WD**

**welcome to**

**Gardenhurst Cardigan Road, Leeds**

A well-presented two bedroom first floor apartment with separate lounge and kitchen, en-suite shower room to the master bedroom and two parking spaces. The property is set within a popular and sought after location, allowing easy access to local transport links and amenities.



## Gardenhurst

An impressive two bedroom first floor apartment which benefits from having secure gated entry, lift access to all floors and two parking spaces. In brief the apartment comprises; private entrance hall, separate lounge and kitchen, two bedroom, master en-suite and bathroom.

Situated within a popular and sought after location this apartment is conveniently situated for access to the excellent amenities of Headingley. The apartment is convenient for access to Headingley Train Station and for daily commuting into Leeds City Centre.

## Ground Floor

Having communal entrance and staircase and also benefits from a lift rising to the upper floors.

## First Floor Apartment

The apartment door opens in to the entrance hall, which has a telecom entry system, electric radiator and ceiling spot lights.

## Lounge

14' plus door recess x 11' 3" plus door recess ( 4.27m plus door recess x 3.43m plus door recess )

Having two double glazed windows, electric heater and recently fitted carpet.

## Kitchen

9' 7" x 7' 2" ( 2.92m x 2.18m )

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; integrated electric oven and induction hob with cooker hood over. Space for full height fridge freezer and plumbing for washing machine. Under counter lighting, tiling to splash backs and double glazed window.

## Bedroom One

13' 1" incl wardrobes x 9' 7" plus door recess ( 3.99m incl wardrobes x 2.92m plus door recess )

A double bedroom with electric radiator, fitted wardrobes with sliding doors and recently fitted carpet. Double glazed window.

## En-Suite

Fitted with a walk in shower cubicle with mains fed shower, vanity wash hand basin and low flush wc. Part tiling to walls. Chrome ladder style radiator, extractor fan and ceiling spotlights.

## Bedroom Two

15' incl cupboard x 9' 5" ( 4.57m incl cupboard x 2.87m )

A second double bedroom with built in storage housing the water tank. Electric heater and double glazed window.

## Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over and screen to the side, vanity wash hand basin and low flush wc. Part tiling to walls, chrome ladder style radiator, ceiling spotlights and extractor fan.

## Externally

The property sits in well maintained communal gardens and offers two parking spaces.



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## Gardenhurst Cardigan Road, Leeds

- Guide Price £180,000 - £190,000
- Two Bedroom Apartment
- Secure Gated Entry
- En-suite & Bathroom
- Popular & Sought After Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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