









## welcome to

# **The Gateway North Crown Point Road, Leeds**

A well-presented apartment with one double bedroom, set within the popular Gateway development which offers an ideal location for access to the City Centre.













#### **The Gateway North**

A well-presented one bedroom apartment which is ideally situated with access to local amenities and commuter transport links. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen with balcony, double bedroom and bathroom. Set within the popular Gateway's Development, the property benefits from having an on-site shop and communal gym.

#### **Entrance Hall**

The apartment door opens in to the entrance hall which has a storage cupboard.

#### **Open Plan Lounge/kitchen**

19' 5" x 15' 6" ( 5.92m x 4.72m )

### **Lounge Area**

With laminate flooring, two double glazed windows and door leading out to the balcony.

#### **Kitchen Area**

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; electric oven with electric hob over and cooker hood above. Space for fridge freezer.

#### **Bedroom**

10' 7" x 15' 8" ( 3.23m x 4.78m ) A double bedroom with double glazed window.

#### **Bathroom**

Fitted with a white three piece suite comprising; panelled bath with mixer tap and shower attachment and screen to the side, wash hand basin and low flush wc. Chrome ladder style radiator, extractor fan, part tiling to walls and tiled floor.





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# The Gateway North Crown Point Road, Leeds

- One Bedroom Apartment
- City Centre Living
- Private Balcony
- Communal Gym & On-Site Shop

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

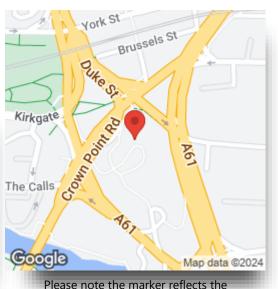
£140,000











postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108346



Property Ref: HEA108346 - 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.



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