



**The Gateway North Crown Point Road, Leeds LS9 8BY**

**welcome to**

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

**\*\*GUIDE PRICE £130,000 - £140,000\*\***

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
- Great Access To Amenities
- 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.

guide price

**£130,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108346 - 0005

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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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