



Centaur House Great George Street, LEEDS LS1 3LA

welcome to

Centaur House Great George Street, LEEDS

Located in the heart of Leeds City Centre is this fabulous READY TO MOVE INTO - One double bedroom apartment! With attractive neutral decor, high ceilings, sash windows, attractive wooden flooring and exposed brick walls. Internal viewing is highly recommended.



Great George Street

A fantastic, well presented, spacious and ready to move into one bedroom apartment in the Heart of Leeds City Centre close to all the local amenities, cafes, bars and transport links Leeds has to offer. The apartment, which is located within a highly sought after Grade II listed conversion with secure allocated parking, is modern and stylish with attractive features including high ceilings, sash windows and exposed brick walls. Accommodation is spacious and briefly comprises; Hallway, open plan modern kitchen and living space, one double bedroom and modern shower room. This apartment is sure to appeal to a number of buyers and would make a great home for a first time buyer, professional couple or as an investment.

Communal Entrance

Centaur House is accessed via secure entry with telecom system. The communal entrance hall has a stair case and lift access to all floors.

Hallway

The apartment door opens into the hallway which has a storage cupboard housing the water heater.

Open Plan Lounge / Kitchen

22' 3" x 14' 6" (6.78m x 4.42m)

Lounge Area

A great open plan space with neutral decor, high ceilings with attractive coving, ceiling spot lights, wall mounted heater, wooden flooring, two large sash windows with attractive feature brick wall.

Kitchen Area

The modern kitchen provides a range of fitted wall and base units with complimentary work surfaces which incorporates a circular stainless-steel sink with drainer and mixer. Split level cooking comprises; electric oven with electric hob above and cooker hood over. Integrated washing machine and space for fridge freezer. A breakfast bar provides extra work top space as well as providing seating. Tiling to splash backs.

Bedroom

15' 5" x 11' 5" (4.70m x 3.48m)

A great sized double bedroom with neutral decor, lovely high ceilings, full height built-in wardrobes, wooden flooring, wall mounted heater and sash windows with exposed brick wall.

Shower Room

A modern shower room fitted with a walk in shower cubicle with mains fed shower, vanity wash hand basin with mixer tap and low flush WC. Extractor fan, part tiling to walls and tiled floor.

Leasehold Information

This property is leasehold with a term of 999 years from 25th December 1997

Annual service charge = £1,685.20

Annual Building Insurance = £694.97

We suggest that you confirm these terms and charges with your legal representative



view this property online williamhbrown.co.uk/Property/HEA108296



welcome to

Centaur House Great George Street, LEEDS

- Guide Price £200,000 - £210,000
- One Double Bedroom
- Leeds City Centre Location
- Great Access To Local Amenities
- Ready to Move into Accommodation

Tenure: Leasehold EPC Rating: C

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.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEA108296](https://www.williamhbrown.co.uk/Property/HEA108296)



Property Ref:
HEA108296 - 0005

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 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)