









## welcome to

# **Gardenhurst, Cardigan Road, Leeds**

A recently renovated first floor apartment in a gated development with two double bedrooms, two bathrooms and two allocated parking spaces. Located in a highly sought after area which offers fantastic access to local amenities and transport links Headingley has to offer.













#### Gardenhurst

A recently renovated well-presented two bed first floor apartment situated in the ever popular location of Headingley. In brief the accommodation comprises; entrance hall, lounge, kitchen, master bedroom with en-suite, second double bedroom and bathroom. Externally the property sits in well maintained gated grounds and offers secure parking for two cars. Situated within a popular and sought after location this apartment is conveniently situated for access to the excellent amenities and transport links that Headingley has to offer.

#### **Entrance Hall**

Having a secure communal entrance, a staircase and lift provide access to the upper floors.

### **Apartment Entrance Hall**

The apartment door opens into the entrance hall which has a telecom entry system, storage cupboard and recently fitted carpet.

## Lounge

14' x 11' 4" ( 4.27m x 3.45m )

Having an electric panel heater, recently fitted carpet and two double glazed windows to the rear and side elevations which flood the room with natural light.

#### Kitchen

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

Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; eye level electric oven and electric hob with cooker hood over. Space for fridge freezer and plumbing for washing machine and option to install a dishwasher. Double glazed window to the rear elevation.

#### **Bedroom One**

8' 9" x 13' 3" ( 2.67m x 4.04m )

A double bedroom with fitted wardrobe, electric panel heater, recently fitted carpet and double glazed window to the side elevation.

#### **En-Suite**

Recently renovated with a walk in shower cubicle with mains fed shower, vanity wash hand basin and low flush wc. Part tiling to walls, ceiling spot lights, electric heater and extractor fan.

#### **Bedroom Two**

8' 6" x 17' 1" ( 2.59m x 5.21m )

The second double bedroom has a storage cupboard housing the boiler, an electric panel heater and recently fitted carpet. Double glazed window to the side elevation.

#### Bathroom

A recently renovated white three piece suite comprising; paneled bath with mixer tap and shower attachment and screen to the side, vanity wash hand basin and low flush wc. Part tiling to walls, electric heater and extractor fan.

## **Externally**

The property sits in well maintained gated grounds and offers secure parking for two cars.

### **Lease Information**

Ground rent - £350 per annum, Service charge - £2141.76 per annum (split into quarters)





## welcome to

# **Gardenhurst Cardigan Road, Leeds**

- First Floor Apartment
- Two Double Bedrooms
- Set In Well Maintained Grounds
- Gated Access & Secure Parking
- Great Access To Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

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.

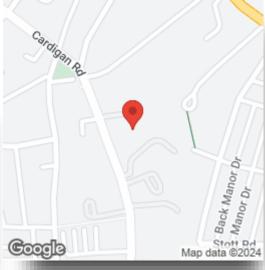
£190,000











Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HEA108476



Property Ref: HEA108476 - 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 quidance 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.



Headingley@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

0113 278 5337

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.