



**Carisbrooke Road, Leeds LS16 5RX**



**welcome to**

**Carisbrooke Road, Leeds**

A spacious two bed apartment set in a popular and sought after development in Far Headingley, offering access to local amenities and transport links. The property benefits from sitting in well maintained grounds and has allocated secure underground parking as well as communal guest parking.



## **Carisbrooke Road**

Set within this ever popular Far Headingley development is this two bedroom second floor apartment, which offers access to local shopping, amenities and travel links to Leeds city centre and the Ring Road. An ideal purchase for a first time buyer or professional. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen with access out to the balcony, master bedroom with en suite, a further bedroom and bathroom. Externally the property benefits from well maintained communal grounds, allocated secure underground parking space as well as communal guest parking.

### **Entrance Hall**

The apartment door opens in to the entrance hall, which allows access to all primary rooms, and offers ample storage space.

### **Open Plan Lounge/Kitchen**

24' 3" x 12' 8" ( 7.39m x 3.86m )

#### **Lounge Area**

With laminate flooring, ceiling spot lights and gas central heating radiator. Double glazed windows and a double glazed door leads out to the balcony.

#### **Kitchen Area**

A fitted kitchen 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; electric cooker, with gas hob over and cooker hood above. Integrated fridge freezer, washing machine and dishwasher. Gas central heating radiator and tiling to splash backs.

### **Bedroom One**

20' 9" x 13' 4" ( 6.32m x 4.06m )

A double bedroom with built in wardrobes and gas central heating radiator. Double glazed window to the side elevation. Bedroom one also benefits from having an en-suite.

### **En-Suite**

Fitted with a walk in shower cubicle, pedestal wash hand basin and low flush wc. Radiator and extractor fan.

### **Bedroom Two**

10' 5" x 10' 2" ( 3.17m x 3.10m )

A second double bedroom, with a gas central heating radiator and double glazed window to the side elevation.

### **Bathroom**

A white three piece suite comprising; panelled bath with mixer tap and mains fed shower over with screen to the side, pedestal wash hand basin and low flush wc. Extractor fan, shaver point, radiator and part tiling to walls.

### **Externally**

Externally the property benefits from having a balcony accessed from the lounge. The building sits in well maintained grounds and offers secure allocated underground parking space and communal guest parking.



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## Carisbrooke Road, Leeds

- Guide Price £190,000 - £200,000
- Second Floor Two Bed Apartment
- Master Bedroom With En-suite
- Well Maintained Communal Grounds
- Allocated & Communal Parking

Tenure: Leasehold EPC Rating: B

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

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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