



St. Anns Hill, St. Anns Lane, Leeds LS4 2SG

welcome to

St. Anns Hill St. Anns Lane, Leeds

A well presented two bed apartment on the first floor of a striking building, situated in a highly sought after and convenient location which offers great access to local transport links and amenities.



St Anns Hill

A first floor apartment situated in a popular and sought after location which offers great access to local amenities and transport links. In brief the accommodation comprises; entrance hall, lounge, kitchen, one bedroom with walk in wardrobe and ensuite, second bedroom and family bathroom. Externally, the property sits in well maintained communal gardens and benefits from having residents parking.

Entrance Hall

The apartment door opens into the entrance hall which has a secure intercom entry phone, cupboard, a radiator and access to the loft via a hatch.

Lounge

22' 3" x 15' 6" (6.78m x 4.72m)

A spacious lounge with feature fireplace, radiators and double glazed bay window.

Kitchen

7' 8" x 11' 9" (2.34m x 3.58m)

Fitted with a range of wall and base units with complimentary work surfaces which incorporates a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven and electric hob over with cooker hood above. Integrated dishwasher and fridge freezer. Plumbing for washing machine. Velux window.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

A double bedroom with window to the front elevation and a walk in wardrobe which has a radiator and leads through to the en-suite.

En-Suite

Having a walk in shower cubicle, vanity wash hand basin and low flush wc. Tiles floor, part tiling to walls, chrome ladder style radiator and extractor fan. Velux window.

Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

A second double bedroom with a radiator and window to the rear elevation.

Family Bathroom

A fully tiled bathroom fitted with a three piece suite comprising; panelled bath with electric shower over and screen to the side, wash hand basin and low flush wc.

Externally

The property sits in well maintained communal grounds and offers parking.



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St. Anns Hill St. Anns Lane, Leeds

- First Floor Apartment
- Two Bedrooms
- Walk In Wardrobe & En-suite
- Communal Gardens & Parking
- Sought After Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108432 - 0003

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