



Delph Court, Leeds LS6 2HL

welcome to

Delph Court, Leeds

Offered for sale with no onward chain is this two bedroom apartment which is situated in a convenient location for local amenities and transport links to the City Centre and surrounding areas.



Delph Court

A two bedroom apartment set in a convenient location for access to local amenities and transport links. In brief the property comprises; entrance hall, lounge, kitchen, two bedrooms and shower room. Externally the property benefits from having secure gated access and communal parking.

Entrance Hall

The apartment door opens into the entrance hall which has a secure entry phone.

Lounge

9' 8" x 12' 4" (2.95m x 3.76m)

Having a radiator and double glazed window to the side elevation. An archway leads through to the kitchen.

Kitchen

5' 9" x 9' 4" (1.75m x 2.84m)

Fitted with a range of wall and base units with work surfaces which incorporate a stainless steel sink and drainer unit. Electric oven with electric hob over and cooker hood above. Space for fridge freezer and plumbing for washing machine. Double glazed window to the side elevation.

Bedroom One

9' 6" x 9' 7" (2.90m x 2.92m)

A double bedroom with a radiator and double glazed window to the side elevation.

Bedroom Two

10' x 12' 3" (3.05m x 3.73m)

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

Shower Room

A fully tiled shower room with a walk in shower, pedestal wash hand basin and low flush wc.

Externally

The property is accessed via a secure gated entrance and has communal parking.



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Delph Court, Leeds

- Guide Price - £120,000 - £130,000
- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Secure Gated Access To Communal Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108411 - 0003

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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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