

**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" (  $2.90m \times 2.92m$  ) 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.

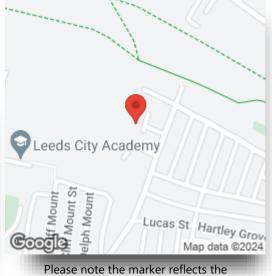
guide price

£120,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108411



Property Ref: HEA108411 - 0003 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.

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