



Saxton The Avenue, Leeds LS9 8FY

welcome to

Saxton The Avenue, Leeds

Modern one-bedroom apartment in the Saxton Development, featuring a private balcony, floor-to-ceiling windows, and open-plan living. Enjoy access to a 24-hour gym, communal gardens, BBQ area, and allotments. Perfect Urban Oasis close to Leeds city centre.



Saxton, The Avenue

A beautifully presented one-bedroom apartment located in the sought-after Saxton Development, an Urban Oasis offering the best of Leeds within easy reach while being enveloped by lush green commercial gardens. This modern apartment features expansive floor-to-ceiling windows that fill the open-plan living area and kitchen with natural light. The living space includes an entrance hall, a spacious bedroom, a bathroom, and the added benefit of a private balcony. Residents of Saxton enjoy access to a state-of-the-art 24-hour communal gym, stunning communal gardens with a BBQ area, and shared allotments.

Entrance Hall

The apartment door opens into the entrance hall which has laminate flooring and secure telecom entry phone.

Open Plan Lounge / Kitchen

16' 3" x 18' 7" (4.95m x 5.66m)

Lounge Area

Floor to ceiling windows flood the living area with natural light. The lounge area has laminate flooring and double glazed doors open out to the balcony.

Kitchen Area

A contemporary style kitchen with a range of wall and base units with complimentary work surfaces over which incorporates a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob and cooker hood above. Integrated under counter fridge freezer and plumbing for washing machine.

Bedroom One

14' 1" x 9' 3" (4.29m x 2.82m)

A double bedroom with floor to ceiling windows creating a bright and airy feel.

Bathroom

A modern three piece white suite comprising; panelled bath with rainfall shower head over, wash hand basin and low flush wc. White ladder style radiator, storage behind mirror and part tiling to walls.

The Saxton Development

Saxton is a development by Urban Splash, one of the pioneers of urban regeneration, and is located on the east of the city within a 10-minute walk of The Calls. The development is set in 6 acres of landscaped grounds which include a sun garden and terrace, a BBQ area, 97 allotments, full-scale recycling, a caretaker and one of the largest resident's gym in the city centre.



view this property online williamhbrown.co.uk/Property/HEA108526



welcome to

Saxton The Avenue, Leeds

- Guide Price £120,000 - £130,000
- One Bedroom Apartment With Balcony
- Bright Open Plan Living Space
- Private Residents Garden & Allotment
- Ideal Location For Access To Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: C

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

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HEA108526](https://www.williambrown.co.uk/Property/HEA108526)



Property Ref:
HEA108526 - 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.

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.



william h brown



0113 278 5337



Headingley@williambrown.co.uk



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



williambrown.co.uk