



**Dene House Court, Leeds LS2 9BS**

**welcome to**

**Dene House Court, Leeds**

A second floor apartment with two bedrooms situated in a popular location for access to the City Centre.



### **Dene House Court**

A two bedroom second floor apartment close to the City Centre. In brief the accommodation comprises; Entrance hall, open plan kitchen/lounge, balcony, two bedrooms, bathroom and en-suite. Externally the property benefits from having an allocated parking space. Situated in an ideal location for access to local amenities and transport links to the City Centre. The property would make an ideal purchase for a first time buyer, young professional or investor.

#### **Entrance Hall**

The apartment door opens in to the entrance hall which has a storage cupboard housing the water tank.

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

##### **Lounge Area**

19' 1" x 12' 3" max ( 5.82m x 3.73m max )

Having an electric wall mounted heater and double glazed window to the front elevation as well as doors opening out to the balcony.

##### **Kitchen Area**

5' 9" max x 8' 1" ( 1.75m max x 2.46m )

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob over and cooker hood over. Space for under counter fridge freezer and plumbing for washing machine.

### **Bedroom One**

20' 3" x 9' 5" max ( 6.17m x 2.87m max )

A good sized double bedroom with fitted wardrobes an electric wall mounted heater. Double glazed window to the front and side elevations.

### **En-Suite**

Fitted with a walk in shower, wash hand basin and low flush wc.

### **Bedroom Two**

16' 3" max to wardrobe x 9' 2" max ( 4.95m max to wardrobe x 2.79m max )

A second double bedroom with an electric wall mounted heater, fitted wardrobes and double glazed windows to the front and side elevations.

### **Bathroom**

A white three piece suite comprising; panelled bath with mixer tap and shower attachment, vanity wash hand basin and low flush wc.



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## Dene House Court, Leeds

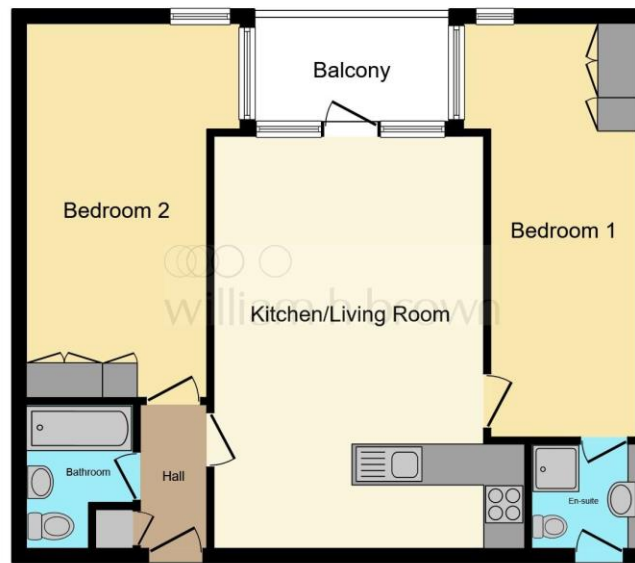
- Guide Price £180,000 - £190,000
- Second Floor Apartment
- Two Bedrooms
- Open Plan Lounge & Kitchen With Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108772 - 0004

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