

Knostrop Quay, Hunslet Leeds LS10 1GG



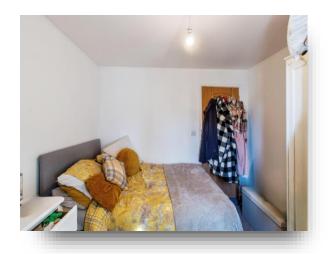
welcome to

Knostrop Quay, Hunslet Leeds

GUIDE PRICE £180,000 - £190,000 A two double bedroom first floor apartment offering open plan living, in a sought after development next to the river Aire. There are great travel links to nearby Leeds City Centre with the bus route and water taxi close by.

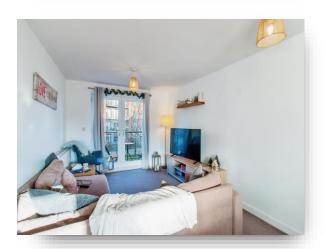












Entrance Hall

With two useful storage cupboards and access to all rooms.

Lounge/Kitchen

24' 8" Max x 10' Max (7.52m Max x 3.05m Max)

Lounge Area

Open to the kitchen with carpet flooring, neutral decor and fully glazed French doors opening to a private balcony.

Kitchen Area

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and electric hob with extractor hood above. There is an integrated electric oven and spaces for further appliances, table and chairs.

Bedroom One

10' 8" Max \times 9' 6" Max (3.25m Max \times 2.90m Max) A double bedroom with carpet flooring, French doors opening to a Juliet balcony and access to en suite facilities.

En Suite

With tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wc and wash hand basin

Bedroom Two

9' 8" Max x 9' 8" Max (2.95m Max x 2.95m Max) A double bedroom with carpet flooring and neutral decor.

Bathroom

With tiling to splash areas and floor, fitted with a three piece suite comprising of a bath with shower over, wc and wash hand basin.

Outside

There is a private decked balcony leading off the lounge and access to a communal terrace. There is also an allocated parking space.





welcome to

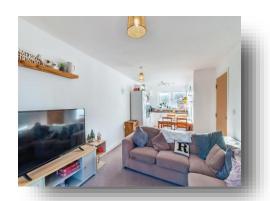
Knostrop Quay, Hunslet Leeds

- **GUIDE PRICE £180.000 £190.000**
- Two Double Bedrooms
- Riverside Location
- Open Plan Living
- En Suite Facilities

Tenure: Leasehold EPC Rating: B

guide price

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108841

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: HEA108841 - 0006 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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