

Carisbrooke Road, Leeds LS16 5RU



welcome to

Carisbrooke Road, Leeds

GUIDE PRICE - £220,000 - £230,000 - This spacious three-bedroom apartment offers modern living with excellent amenities and convenient access to Leeds City Centre













Entrance/Hall

Spacious, carpeted also has radiator

Lounge

17' max x 14' 7" max (5.18m max x 4.45m max) Spacious lounge, with laminated flooring, bay window, 2 radiators and space for a dining table

Kitchen

14' 9" max x 7' max (4.50m max x 2.13m max) Tiled flooring, shaker kitchen, laminated wood work tops, electric oven, gas hob, integrated fridge/freezer, integrated full size dishwasher, window to the side, metal splash back

Bedroom One

18' max x 7' 11" max (5.49m max x 2.41m max) Spacious double bedroom, bay window with window seat into alcove, , free standing wardrobes and drawers , double door leading to the bathroom

Bathroom

Fully tiled floor and walls, underfloor heating , radiator , toilet , pedestal sink, panel bath with shower over, shower screen

Bedroom Two

14' 7" max x 7' 6" max (4.45m max x 2.29m max) Spacious double bedroom, window to the side, carpeted, room for bedroom furniture

Bedroom Three

9' 7" max x 14' 7" max (2.92m max x 4.45m max) Spacious double bedroom, carpeted, boiler in the wardrobe, space for dree standing furniture

Bedroom Three/ Ensuite

9' 7" max x 14' 7" max (2.92m max x 4.45m max) Spacious double bedroom, carpeted, boiler in the wardrobe, space for free standing furniture. Fully tiled shower tray step up enclosure, shower towel radiator , sink and toilet, storage unit

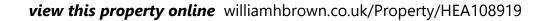
Storage Space

There are 3 storage cupboards off the hall



Garden/ Parking

Shared Gardens, Resident parking space





welcome to

Carisbrooke Road, Leeds

- ** GUIDE PRICE £210,000 £220,000 **
- Modern 3 Bedroom Apartment
- Close Commute Into Leeds City Centre
- **Private Parking**
- Shares of Leasehold Are Included In The Sale of This ٠ Property Therefore There Are £0 Leasehold Charges

Tenure: Leasehold EPC Rating: B Council Tax Band: D Service Charge: 2862.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

quide price

f210 000



view this property online williamhbrown.co.uk/Property/HEA108919



Property Ref: HEA108919 - 0007 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.



Please note the marker reflects the postcode not the actual property

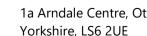
william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West



williamhbrown.co.uk