



Mabgate House Mabgate, Leeds LS9 7DY

welcome to

Mabgate House Mabgate,Leeds

Modern duplex apartment in central Leeds, featuring open-plan living, integrated kitchen, and double bedroom with Jack and Jill bathroom. The apartment is ideally situated for access to local amenities and transport links.



Auctioneer's Comments

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Mabgate House

This contemporary one bedroom duplex apartment is located in the vibrant heart of the city, offering convenient access to Leeds University, Leeds Beckett University, and Leeds train station, all within walking distance. The apartment features a spacious, modern kitchen complete with integrated appliances, seamlessly connected to an open-plan living area as well as a guest wc. Additionally, it includes a generously sized double bedroom with balcony and shower room. The apartment also offers the added bonus of having an allocated parking space within a secure underground carpark. Ideal for professionals and students alike, this property combines

convenience with modern living.

Open Plan Lounge/Kitchen

Irregular Shaped Room 15' 9" max x 26' 6" max (4.80m max x 8.08m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob over and cooker hood above. Integrated fridge freezer, dish washer and washing machine. A storage cupboard houses the water tank. Three floor to ceiling double glazed windows flood the room with natural light.

Guest Wc

Fitted with a wash hand basin and low flush wc.

Landing

A staircase rises from the open plan living space up to the landing.

Bedroom

A good sized double bedroom with two useful storage cupboards. Floor to ceiling double glazed windows and a door which opens out to the balcony.

Shower Room

A contemporary style shower room comprising; walk in shower cubicle with mains fed shower, vanity wash hand basin and low flush wc.

Parking

The apartment benefits from having an allocated parking space in an underground secure carpark.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE 13TH 12PM-1PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- PRICE 115,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 150.00

Ground Rent: 1800.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£115 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109046 - 0003

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