



Santorini Gotts Road, Leeds LS12 1DP

welcome to

Santorini Gotts Road, Leeds

Public Notice

Address: Flat 19, Santorini, Gotts Road, Leeds LS12 1DP

We are acting in the sale of the above property and have received an offer of £145,000



Lounge

12' 4" MAX x 11' 8" MAX (3.76m MAX x 3.56m MAX)

Laminate flooring throughout, window to the front.
doors to the balcony; perfect for those summer mornings.

Kitchen

10' 9" MAX x 10' 8" MAX (3.28m MAX x 3.25m MAX)

Kitchen with fully fitted wall and base units,
integrated appliances, laminate flooring throughout.

Bedroom One

13' 7" MAX x 7' 9" MAX (4.14m MAX x 2.36m MAX)

Double bedroom, carpeted throughout, window to the front.

Bedroom Two

17' 4" MAX x 8' 2" MAX (5.28m MAX x 2.49m MAX)

Double bedroom, carpeted throughout, window to the front.

Bathroom

Bathroom incorporating; bath with shower facilities,
W/C, washing hand basin, tiled walls and flooring throughout.



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Santorini Gotts Road, Leeds

- THIRD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN-PLAN KITCHEN AND LOUNGE
- ON-STREET PARKING
- PERFECT FOR A WIDE RANGE OF BUYERS

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.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109075 - 0008

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.



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