



**Faroe Gotts Road, Leeds LS12 1DF**

**Not for marketing purposes INTERNAL USE ONLY**



**welcome to**

**Faroe Gotts Road, Leeds**

Modern Two-Bedroom Apartment, located on the 8th floor of a well-maintained modern development, this stylish two-bedroom apartment offers contemporary living with impressive city views, also has good transport links to Leeds City Centre



### **Entrance**

Laminate flooring, spacious

### **Cloakroom**

Storage space, Boiler in the cupboard

### **Lounge**

15' max x 13' 8" max ( 4.57m max x 4.17m max )  
Open plan living/kitchen, spacious , door to the front, window to the front, freestanding fridge/freezer, dining table and chairs , electric heating, balcony

### **Kitchen**

8' 1" max x 7' 10" max ( 2.46m max x 2.39m max )  
Grey Matt units, laminate worktops, newly fitted, new appliances, 4 ring electric hob, extractor, tall tower with oven and microwave built in, integrated dishwasher, free standing washing machine, one and a half metal bowl sink, plenty of storage space, laminate floors

### **Bedroom 1**

12' 7" max x 11' 3" max ( 3.84m max x 3.43m max )  
Carpeted, double bedroom, windows to the front x2, electric heater, space for free standing wardrobes , angled wall

### **Ensuite**

Tiled floor, tiled backwall, wall hung toilet , wall hung sink, corner shower enclosure

### **Bedroom 2**

13' 2" max x 10' 8" max ( 4.01m max x 3.25m max )  
Carpeted, double bedroom, window to the front x2 , space for freestanding furniture, electric heater

### **Bathroom**

New bathroom done in April, marble matt floor tiles, tall towel radiator, panel bath with shower over, toilet, unit with sink fitted storage



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**welcome to**

## **Faroe Gotts Road, Leeds**

- Modern 2 Bedroom Apartment
- Good Transport Links To Leeds City Centre
- New Lighting Changes From Bright To Warm
- Balcony
- Has EWS1

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.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109056 - 0007

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