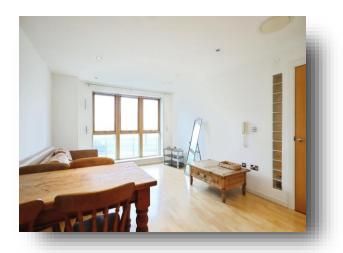


welcome to

Balmoral Place Bowman Lane, Hunslet Leeds

Stunning 2-Bedroom Ground Floor Apartment - Modern, Spacious & Light-Filled













Entrance Hall

Laminate flooring

Cloak Room

Storage cupboard, has electric box in

Lounge/Kitchen

23' 9" max x 12' 4" max (7.24m max x 3.76m max) Open plan Kitchen/Lounge:

Lounge- laminate floor, 3 large windows to the front, radiator

Kitchen - laminate kitchen, laminate worktops, one and a half bowl sink , electric built under oven, integrated tall fridge/freezer, integrated dishwasher, integrated washing machine

Bedroom 1 & Ensuite

15' 7" max x 8' 6" max (4.75m max x 2.59m max) Spacious, carpeted, double bedroom, built in wardrobes with sliding doors, radiator, space for freestanding furniture, window to the front

Ensuite - Tiled flooring, shower enclosure, shower over, wall hung sink, toilet, imtegrated alcove with shelves, tiled shower

Bedroom 2

10' 10" max x 8' 6" max (3.30m max x 2.59m max) Double bedroom, carpeted, space for freestanding furnniture, radiator, window to the front

Bathroom

Tiled floor, tall towel radiator, toilet, wall hung sink, built in alcove shelves, panel bath with shower over, extractor





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Balmoral Place Bowman Lane, Hunslet Leeds

- Guide Price £160,000 £170,000
- **Ground Floor Apartment**
- Modern 2 Bedrooms
- **Ensuite**

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HEA109040 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.

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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.