

Balmoral Place Bowman Lane, Hunslet Leeds LS10 1HQ

william h brown

# welcome to

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





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

Welcome to this beautifully presented ground floor apartment offering stylish modern living in a highly sought-after location. Boasting two generously sized double bedrooms, this home is perfect for professionals, couples, or small families.Step into the open plan kitchen and lounge area, where natural light floods the space, creating a warm and inviting atmosphere. The contemporary kitchen comes fully equipped with integrated appliances, making it both functional and sleek - ideal for everyday living and entertaining guests.

Both bedrooms are spacious and carpeted for comfort, with the primary bedroom featuring a modern en-suite for added privacy and convenience. The entire apartment is light and airy throughout, offering a sense of space and tranquility.

Don't miss your chance to view this stunning home that combines comfort, style, and practicality all in one.

### **Entrance Hall**

#### **Cloak Room**

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

Bedroom 1 & Ensuite 15' 7" max x 8' 6" max ( 4.75m max x 2.59m max )

Bedroom 2 10' 10" max x 8' 6" max ( 3.30m max x 2.59m max )

#### Bathroom











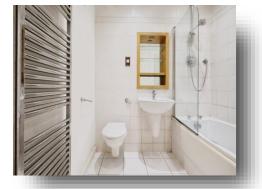
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## Balmoral Place Bowman Lane, Hunslet Leeds

- Guide Price £150,000 £160,000
- Modern 2 Bedrooms
- Ensuite
- Ground Floor Apartment
- •

Tenure: Leasehold EPC Rating: C Council Tax Band: D Service Charge: 3255.00 Ground Rent: 315.98 This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price





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Property Ref: HEA109040 - 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.

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# The Calls River Aire Crown Pointe Crown Pointe Crown Pointe Map data ©2025

Please note the marker reflects the postcode not the actual property

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