



**Manor House Croft, Leeds LS16 8LY**

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## **Manor House Croft, Leeds**

Stylish Ground-Floor Apartment in Sought-After Adel Location, Nestled in the highly desirable area of Adel, this modern one-bedroom ground-floor apartment offers a fantastic opportunity for first-time buyers or investors



### **Entrance/Hall**

As you enter the property you will find the kitchen to your left and bathroom on your right, the hall is carpeted with a radiator.

### **Lounge**

10' 6" max x 5' 11" max ( 3.20m max x 1.80m max )

The lounge is carpeted for comfort has a window to the front for plenty of natural light and space for lounge furniture.

### **Kitchen**

6' 6" max x 5' 11" max ( 1.98m max x 1.80m max )

The kitchen is modern with lino flooring the kitchen consists of gloss cupboards and laminate worktops giving it a modern style, it has a built under fridge and freezer and a built under oven with a 4 ring electric hob, there is also an open space above the units through into the lounge

### **Bedroom 1**

11' 8" max x 7' 3" max ( 3.56m max x 2.21m max )

From the lounge there is a door that leads to the bedroom, the bedroom consists of carpets for comfort with integrated sliding wardrobes for convenience a window to the front and a double bed.

### **Bathroom**

The bathroom is fully tiled, with a panel bath and a shower over with a toilet/ sink with lino flooring and a radiator

### **Garden/Parking**

The amazing thing about this property it has a communal garden and an allocated car parking space



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## Manor House Croft, Leeds

- Modern Ground Floor 1 Bedroom Apartment
- Private Entrance
- Sought After Location
- Allocated Parking Space
- Good Transport Links To Leeds City Centre

Tenure: Leasehold EPC Rating: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109059 - 0003

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