



Manor House Croft, Leeds LS16 8LY

welcome to

Manor House Croft, Leeds

"PUBLIC NOTICE" We advise that an offer has been made for the above property in the sum of £120,000

Any persons wishing to raise objection can do so within 21-days of receiving the offer. Any persons wishing to increase on this offer should notify WHB of their best offer prior to exchange.



Entrance Hall

Stairs up to the property, as you walk in the entrance hall features stylish laminate flooring

Lounge

12' max x 10' 4" max (3.66m max x 3.15m max)

This inviting lounge boasts sleek laminate flooring, adding a modern touch to the space. A stylish electric fire surround serves as a focal point, offering both warmth and ambiance. The room is further enhanced by a radiator, ensuring comfort throughout the year. A window to the front allowing natural light to pour in, creating a bright and airy atmosphere.

Kitchen

10' 4" max x 7' 6" max (3.15m max x 2.29m max)

This modern kitchen features a stylish tiled floor, offering both durability and elegance. The Chelsea cupboard doors, paired with sleek laminate worktops, create a contemporary yet practical space. There is ample room for a free-standing fridge freezer and washing machine, ensuring convenience. A window to the side allows natural light to brighten the area, while a four-ring gas hob provides efficient cooking. The boiler is neatly positioned on the wall, adding functionality without compromising space. The kitchen seamlessly connects to the lounge in an open-plan design, with space above the units enhancing the sense of openness

Bathroom

This stylish bathroom features fully tiled flooring and walls, creating a sleek and easy-to-maintain space. A panel bath with a shower over provides versatility for both quick rinses and relaxing soaks. The pedestal sink and toilet offer a clean and minimalist design, complementing the room's modern aesthetic. A window to the back, a radiator ensures warmth and comfort throughout the year



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welcome to

Manor House Croft, Leeds

- 1 Bed Modern Flat
- Allocated parking Space
- Communal Garden
- Good Transport Links To Leeds City Centre
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Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 600.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 998 years from 19 May 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109062 - 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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