



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

Not for marketing purposes INTERNAL USE ONLY





## Entrance Hall Lounge

11' 6" max x 9' 8" max ( 3.51m max x 2.95m max )

This inviting lounge boasts a stylish laminate floor, offering both durability and modern appeal. A radiator ensures warmth and comfort, making it the perfect space to unwind. The room is beautifully illuminated by a bay window to the front, allowing natural light to flood in and enhance the welcoming atmosphere. With ample space to accommodate a dining table and chairs, this versatile area seamlessly combines relaxation and functionality

## Kitchen

7' 9" max x 5' 11" max ( 2.36m max x 1.80m max )

This modern Chelsea-style kitchen features laminate doors and worktops, a one-bowl metal sink, and a four-ring gas hob with a built-under oven and extractor fan. Metro tiles add style, while a window to the side brings in natural light. The space includes a free-standing undermount fridge and freestanding washing machine, with an open-plan layout leading into the lounge area. A boiler is neatly housed in a base kitchen unit, ensuring practicality with a sleek finish

## Bedroom

9' 6" max x 8' 2" max ( 2.90m max x 2.49m max )

This spacious double bedroom features laminate flooring, adding a modern touch while ensuring durability. Window to the front fills the room with natural light, creating a bright and inviting atmosphere. The space includes a desk, perfect for work or study, and built-in wardrobes spanning wall to wall, offering ample storage. A wall-to-wall radiator ensures warmth and comfort, making this bedroom a cozy and functional retreat

## Bathroom

This modern bathroom features tiled flooring and a stylish tiled back wall, enhancing both durability and design. It includes a toilet, a pedestal sink, and a bath

with a shower over, offering convenience and functionality in a sleek, well-appointed space.



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**welcome to**

## **Manor House Croft, Leeds**

- Modern 1 Bed Flat
- Allocated Car Parking Space
- Great Transport Links to Leeds City Centre
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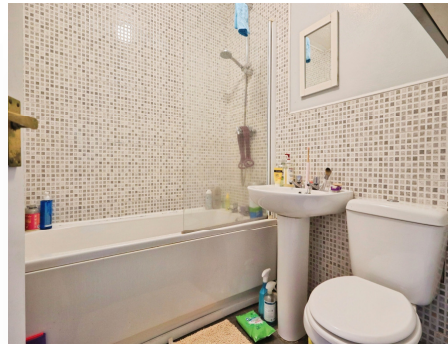
Tenure: Leasehold EPC Rating: D

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.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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