



Mertensia House 77a Mabgate, Leeds LS9 7DR



Entrance/Hall Cloakroom

The Cloakroom has the watertank , fusebox and space for storage

Lounge

15' 9" max x 9' 6" max (4.80m max x 2.90m max)

This open-plan lounge and kitchen features sleek laminate flooring, a front-facing window for natural light, and an efficient electric heater for cosy warmth. Stylish and practical, it offers a bright and welcoming living space

Kitchen

11' 3" max x 5' 8" max (3.43m max x 1.73m max)

Stylish laminate flooring and worktops, combining durability with modern appeal. Cook effortlessly with a four-ring electric hob and built-under oven, while tiled walls add a sleek, easy-to-maintain finish. A single metal bowl sink ensures practicality, complemented by integrated appliances, including a washing machine, dishwasher, and tall fridge freezer, all blending seamlessly into the cabinetry. A ceiling extractor keeps the space fresh, completing this functional and sophisticated kitchen design.

Bedroom 1

15' 1" max x 7' 6" max (4.60m max x 2.29m max)

This spacious double bedroom features stylish laminate flooring, offering durability and modern appeal. A large front-facing window fills the room with natural light, creating a bright and welcoming atmosphere. With ample space for free-standing furniture, the layout allows for flexible arrangement to suit individual tastes. A built-in cupboard provides convenient storage, while an electric heater ensures warmth and comfort throughout the seasons.

Bathroom

This modern bathroom features lino flooring, offering a practical and water-resistant surface. A sleek pedestal sink and toilet provide a clean, streamlined look, while a curved shower enclosure

adds a stylish touch and maximizes space. A towel radiator ensures warmth and comfort, while an extractor helps maintain a fresh, ventilated atmosphere.



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welcome to

Mertensia House 77a Mabgate, Leeds

- Guide Price £80,000 - £90,000
- Modern 1 Bed Apartment
- Good Transport Links To Leeds City Centre
- Allocated Parking Space
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Tenure: Leasehold EPC Rating: D

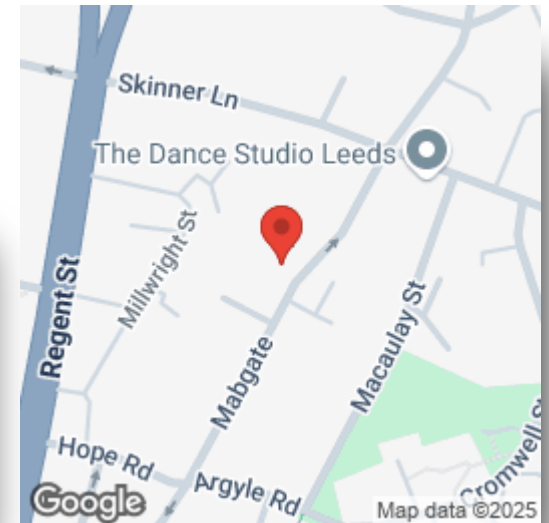
Council Tax Band: A Service Charge: 1400.00

Ground Rent: 800.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109118 - 0002

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0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk