



**Ahlux Court Millwright Street, Leeds LS2 7QQ**

Not for marketing purposes INTERNAL USE ONLY





## Lounge/Kitchen

21' 1" max x 14' 6" max ( 6.43m max x 4.42m max )

This modern open-plan kitchen/lounge offers a stylish and functional living space. The lounge area features laminate flooring and a curved front window, alongside an additional window to the side, allowing plenty of natural light. An electric heater provides warmth and comfort.

The kitchen is fitted with laminate shaker units and laminate worktops, combining durability with a classic look. It includes an electric hob with an extractor fan, along with a built-under oven for efficient cooking. A freestanding fridge freezer and washing machine add convenience to this well-equipped space, making it both practical and inviting.

## Bedroom 1

10' 4" max x 6' 11" max ( 3.15m max x 2.11m max )

A double bedroom with two floor to ceiling windows and electric heater. Access to en-suite.

## Ensuite

A three piece suite comprising; walk in shower cubicle with mains fed shower, pedestal wash hand basin and low flush wc. Tiling to walls and floor.

## Bedroom 2

14' 3" max x 8' 1" max ( 4.34m max x 2.46m max )

A second double bedroom with floor to ceiling windows and electric heater.

## Bathroom

Having a three piece suite comprising; panelled bath with mixer tap, pedestal wash hand basin and low flush wc. Chrome ladder style radiator, tiling to floor and walls.

## Parking

Allocated Parking Space



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Ahlux Court Millwright Street, Leeds

- PRICE £140,000
- Selling With Tenant In Situ
- 2 Bedroom Modern Apartment
- Allocated Parking Space
- Good Transport Links To Leeds City Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2183.52

Ground Rent: 230.86

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HEA109128 - 0003

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.

**Not for marketing purposes INTERNAL USE ONLY**



**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**