



Lovell House Skinner Lane, Leeds LS7 1AR

welcome to

Lovell House Skinner Lane, Leeds

A well-laid-out first-floor apartment featuring a spacious open-plan kitchen and living area with access to a private balcony. The property offers two bedrooms, master including en-suite. Additional benefits include a dedicated parking space, making this an ideal home for professionals, couples.

Open Plan Kitchen And Lounge

24' 3" MAX x 9' 5" MAX (7.39m MAX x 2.87m MAX)

A spacious open-plan area combining the kitchen and living room. This room serves as the heart of the home and includes access to a balcony, offering outdoor space and natural light. This room also provides access to a private balcony, perfect for enjoying fresh air and natural light

Bedroom One; En-Suite

18' 1" MAX x 9' 5" MAX (5.51m MAX x 2.87m MAX)

Window to the side. En-suite with walk-in shower, washing hand basin, W/C, tiled flooring throughout.

Bedroom Two

14' 3" MAX x 9' 1" MAX (4.34m MAX x 2.77m MAX)

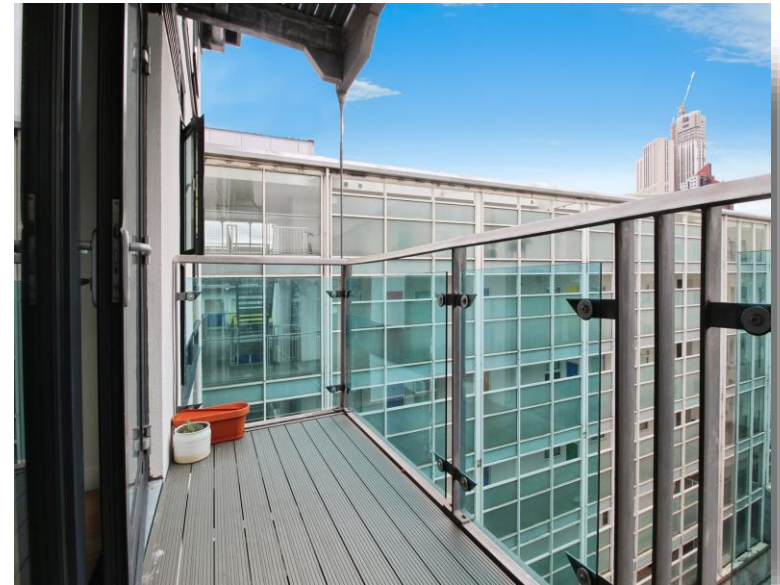
Two windows to the side.

Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, tiled flooring throughout.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Lovell House Skinner Lane,
Leeds

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- BATHROOM AND EN-SUITE
- SPACIOUS OPEN-PLAN KITCHEN AND LIVING ROOM WITH BALCONY
- IDEAL FOR PROFESSIONALS, COUPLES OR SMALL FAMILIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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



view this property online williamhbrown.co.uk/Property/HEA109419



Property Ref:
HEA109419 - 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.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk