









welcome to

Faroe Gotts Road, Leeds

A well-presented two-bedroom apartment located on the second floor, ideally positioned close to Leeds City Centre. The property features a spacious open-plan lounge and kitchen area with direct access to a private balcony, perfect for relaxing or entertaining. Offered with no onward chain.













Faroe, Gotts Road

Offered with no onward chain, this spacious twobedroom apartment is ideally located close to Leeds City Centre. Situated on the second floor, the property briefly comprises a generous entrance hallway with built-in storage, an open-plan kitchen/diner with access to a balcony offering pleasant views, two double bedrooms, and a modern bathroom. Additional benefits include secure entry, lift access, and well-maintained communal gardens.

Entrance Hallway

Private entrance door opening into a spacious hallway with laminate flooring and useful storage cupboard housing the boiler

Open Plan Kitchen/Lounge

23' 10" x 11' 9" max (7.26m x 3.58m max)
A spacious and bright lounge featuring laminate flooring, two rear-facing windows, an electric heater, and double doors that open onto a private balcony. Open-plan to the fitted kitchen, which offers a range of white gloss wall and base units with coordinating work surfaces with under unit lighting. Features include a stainless steel sink, integrated oven with hob, plumbing for a washing machine, and an integrated fridge freezer. A breakfast bar provides convenient seating and a casual dining space.

Bedroom One

17' 4" x 8' 2" max (5.28m x 2.49m max)
A double bedroom with space for free standing furniture, electric heater, and window to the rear.

Bedroom Two

13' 7" x 7' 6" max (4.14m x 2.29m max) A second double bedroom with electric heater and window to the rear

Bathroom

The bathroom comprises; panal bath with shower over and screen, wall mounted wash basin and wc, electric heater, tiled walls and flooring.





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Faroe Gotts Road, Leeds

- Prime location close to Leeds City Centre
- Two spacious double bedrooms
- Open-plan kitchen/diner
- Secure entry system
- Offered with no onward chain

Tenure: Leasehold EPC Rating: C

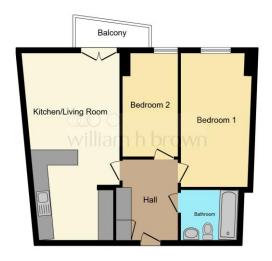
Council Tax Band: D Service Charge: Ask Agent

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.

guide price

£170,000

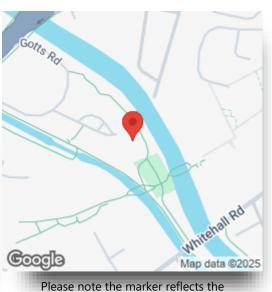


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability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









postcode not the actual property

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Property Ref: HEA109459 - 0002 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.







0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk

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.