



Velocity East, Leeds, LS11 9BF

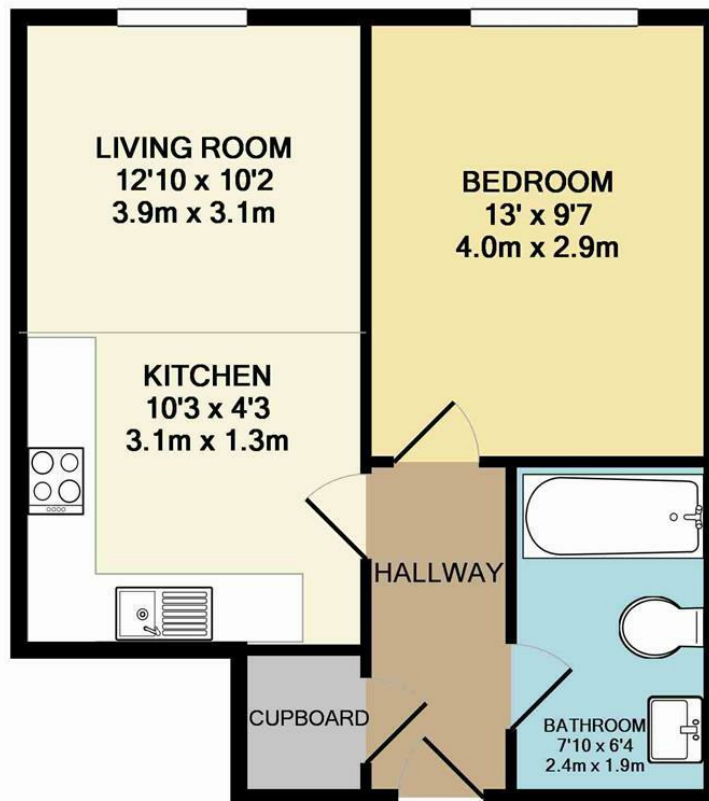
£140,000

- ONE BEDROOM
- ONE BATHROOM
- UNDERGROUND PARKING SPACE
- SHORT WALK TO TRAIN STATION
- NO ONWARD CHAIN
- EWS1 CERTIFIED
- TESCO EXPRESS AND OTHER AMENITIES ON DOORSTEP

Delightful one bedroom apartment WITH SECURE PARKING SPACE at Velocity East. The property briefly comprises: Entrance Hall, Open plan Living Room with fully equipped Kitchen area, Double Bedroom and House Bathroom with modern white bathroom suite. Velocity is a popular development located within ten minutes walk of Leeds train Station and all the City Centres amenities and with easy access to the M1/M62. There is also an on-site care taker and a fob entry system into the building. The apartment is currently let achieving £11,400 per annum so is sure to appeal to both Investors and first time buyers.

EPC Rating C.

Council Tax Band C.



Velocity East - Parklane Properties

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Leasehold Information

Leasehold remaining: 978 years approximately

Annual Service Charge: TBC

Annual Ground Rent: TBC

Entrance Hall

Neutral decor, Wood flooring, Spotlights, wall mounted electric heater. Storage cupboard housing water heater, not water timer and fuse box.

Living Room 12'9" x 10'2"

Neutral decor, wood flooring, wall mounted electric heater, double glazed window, spotlights.

Kitchen 10'2" x 4'3"

Having a range of wall and base units with contrasting worksurfaces, integrated electric oven, integrated electric hob with stainless steel extractor hood over, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, spotlights, extractor fan.

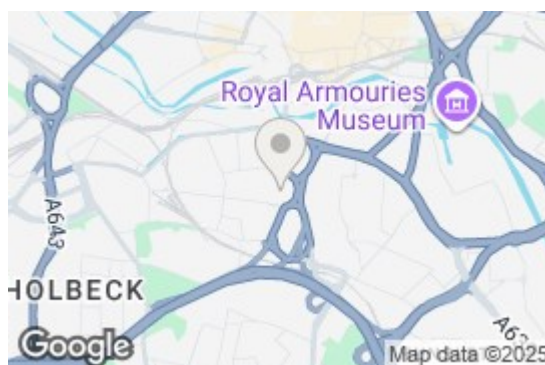
Bedroom 13'1" x 9'6"

Spacious double bedroom, Double glazed window, wall mounted electric heater.

Bathroom 7'10" x 6'2"

Part tiled with a white 3 piece Bathroom suite, shower over bath and glass shower screen, wall mounted heated towel rail.

Well presented one bedroom with secure parking at Velocity East.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.