



Manor Mills, Leeds, LS11 9BU

£145,000

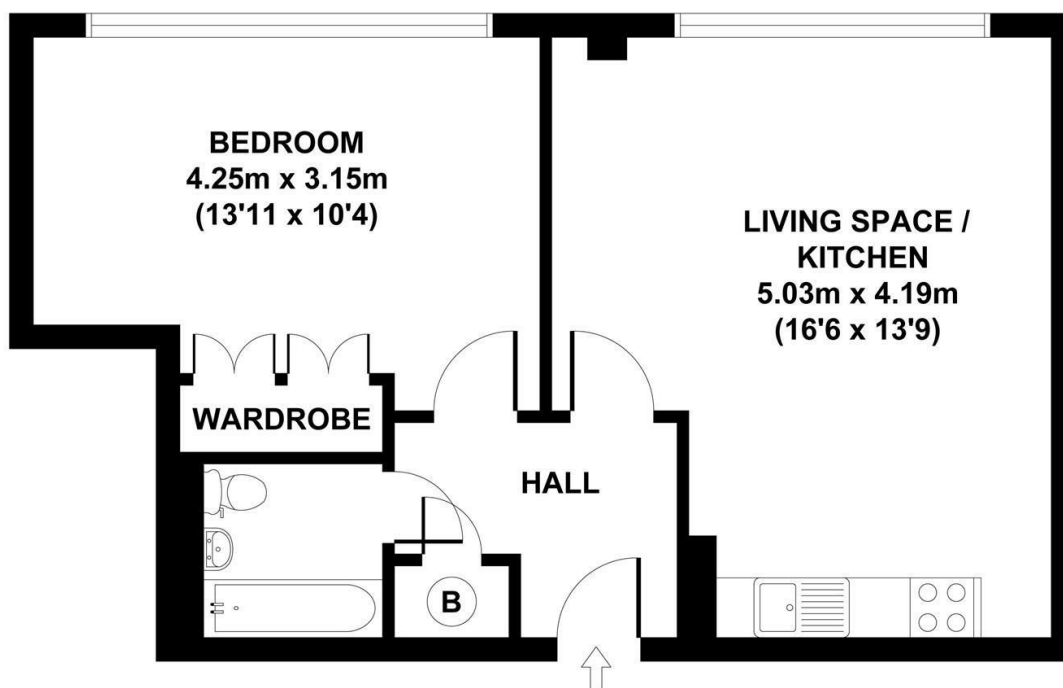
- ONE BEDROOM
- FITTED KITCHEN
- EWS1 COMPLIANT
- SPACIOUS LAYOUT
- BATHROOM WITH SHOWER
- BALCONY
- 10 MINUTES WALK TO TRAIN STATION

Offered for sale is this bright one bedroom apartment located at the Manor Mills development. Having neutral decor throughout the accommodation features Large Living Room with access to the balcony that runs the length of the apartment. Kitchen area with integrated appliances including dishwasher. Double bedroom with floor to ceiling windows and fitted wardrobes. House bathroom with bath and shower.

Manor Mills is located within a Two Minute walk of Starbucks and Tesco Express and a 10 minute walk to Leeds train station. Excellent access to the motorway network.

EWS1 Compliant.

EPC Rating C.
Council tax Band B.



**GROSS INTERNAL
FLOOR AREA 40 SQ M**

Hallway

Laminate flooring, wall mounted electric radiator, Video Intercom, Access to storage cupboard. Storage Cupboard housing: hot water cylinder, plumbing for washing machine, fuse box.

Living Room 16'6" x 13'8"

Laminate flooring, wall mounted electric radiator, Double glazed window, double glazed door giving access to balcony.

Kitchen Area

Having a range of White wall and base units with White worktops over, stainless steel sink with mixer tap, Integrated electric oven and electric hob with extractor fan over, integrated fridge with freezer box, integrated dishwasher.

Bedroom 13'11" x 10'4"

Laminate flooring, wall mounted electric radiator, floor to ceiling double glazed windows, 2 double fitted wardrobes.

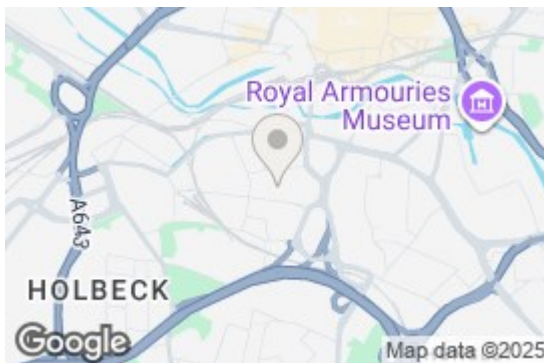
Bathroom

Fully tiled bathroom with three piece white suite: Sink with mixer tap, toilet and bath with shower over and glass shower screen, tiled floor, wall mounted heated towel rail.

Leasehold Information

Lease remaining: 980 years
Annual Service Charge: £1292.00
Annual Ground Rent: £390.00

Bright and spacious one bedroom apartment available for purchase at the Manor Mills development.



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.