

Chapeltown Road, LEEDS LS7 4HP



welcome to

Chapeltown Road, LEEDS

A two double bedroom upper floor flat offering open plan living, spacious rooms, modern kitchen and bathroom. There is also an allocated parking space and access to the communal gardens. In a great location with easy access into Leeds City Centre. Offered with no onward chain.













Hallway With doors to all rooms

Lounge/Kitchen

18' 3" x 14' 7" (5.56m x 4.45m) A spacious room offering open plan living. The modern kitchen area has a range of wall and base units with complimentary work surfaces incorporating a sink, drainer and hob. Integrated appliances include an electric oven, washing machine, fridge freezer and dishwasher. There is laminate flooring throughout the whole room and there are four skylights and a window allowing natural light to flow through.

Bedroom One

16' 4" x 15' ($4.98m \times 4.57m$) A very spacious double bedroom with under eaves storage, carpet flooring and two skylights keeping the room bright and airy.

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.76m) A good size double bedroom with carpet flooring and a skylight.

Bathroom

A modern bathroom, fully tiled and comprising of a panel bath with shower above, wc, wash hand basin set in a vanity unit, chrome heated towel rail, ceiling spotlights and two windows.

Outside

There is an allocated parking space and access to communal gardens.





welcome to

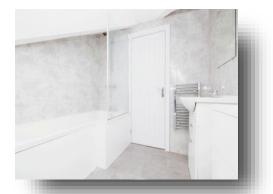
Chapeltown Road, LEEDS

- **Upper Floor Flat**
- **Two Double Bedrooms**
- **Open Plan Living**
- Modern Kitchen & Bathroom
- Allocated Parking Space & Communal Gardens .

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

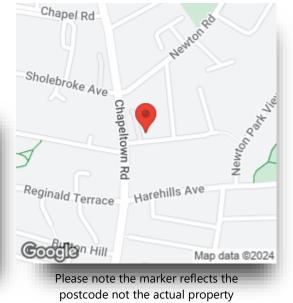
£210,000





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Property Ref: MRT106689 - 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.

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