



Kings Court, Leeds LS17 5PJ

welcome to

Kings Court, Leeds

Kings Court ; one bedroom ground floor apartment. Perfect opportunity for first time buyers to get on the property ladder, likewise ideal for those looking to downsize or invest. Newly decorated interior and offered with communal outdoor space and communal parking. Viewing is highly advised !!



Kings Court Entrance Hallway

Communal access to the building from the outside.
As you enter, the hallway provides access to all four rooms in the property.

Kitchen

7' 6" Max x 9' 3" Max (2.29m Max x 2.82m Max)

The kitchen provides an array of wall and base units, inclusive of an integrated oven with extractor fan, and space for fridge/freezer and washing machine. The boiler is also in this room.

Lounge

11' Max x 16' Max (3.35m Max x 4.88m Max)

The lounge offers spacious living, ideal for entertaining and provides ample floor space for additional furniture. Lots of natural light from the single aspect window at the front.

Bedroom One

12' 9" Max x 10' 9" Max (3.89m Max x 3.28m Max)

Bedroom one offers a good sized double bedroom, positioned to the rear of the property. Offered with ample floor space, suitable for additional furniture and storage drawers. Carpeted flooring.

Bathroom

Newly decorated bathroom, that comprises a bath, with overhead shower, wc and wash hand basin. Spotlights provide a modern aspect.

Outside

Externally there are communal gardens and communal parking available at the property.



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Kings Court, Leeds

- **GUIDE PRICE £110,000 - £120,000**
- Newly decorated
- Leasehold
- Ideal for first time buyers and investors
- Ground floor apartment

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107029 - 0008

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