



Ellies Court Shadwell Lane, Leeds LS17 8AL

welcome to

Ellies Court Shadwell Lane, Leeds

****ATTENTION INVESTORS**** A stylish ground-floor apartment, beautifully finished throughout and designed for modern living. This home boasts two generously sized double bedrooms, including a master with en-suite, a contemporary bathroom, and access to a garage en bloc. Sold with a sitting tenant.



Entrance Hall

With access to all rooms and a cupboard housing the boiler.

Lounge

15' Max x 11' 3" Max (4.57m Max x 3.43m Max)

A bright and airy room having fully glazed patio doors leading to a paved area.

Kitchen

11' 5" Max x 7' 9" Max (3.48m Max x 2.36m Max)

A modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor above and there a range of integrated appliances.

Bedroom One

13' 6" Max x 11' 4" Max (4.11m Max x 3.45m Max)

A double bedroom with a fitted wardrobe and access to en suite facilities.

En Suite

A modern en suite, fully tiled and fitted with a shower cubicle, wash hand basin, wc and chrome heated towel rail.

Bedroom Two

10' 2" Max x 9' 2" Max (3.10m Max x 2.79m Max)

A double bedroom with space for free standing furniture.

Bathroom

A modern bathroom fitted with a spa bath, wash hand basin, wc and chrome heated towel rail.

Outside

Enter the grounds through a gated entrance where there is allocated parking.



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Ellies Court Shadwell Lane, Leeds

- ****INVESTORS ONLY****
- **SOLD WITH SITTING TENANT**
- **MODERN GROUND FLOOR APARTMENT**
- **WELL PRESENTED THROUGHOUT**
- **TWO MODERN BATHROOMS**

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1848.00

Ground Rent: 328.65

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107086 - 0009

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk