



**Ellies Court Shadwell Lane, Leeds LS17 8AL**

**welcome to**

**Ellies Court Shadwell Lane, Leeds**

A stylish ground-floor apartment, beautifully finished throughout and designed for modern open-plan living. This home boasts two generously sized double bedrooms, including a master with en-suite, a contemporary bathroom, and access to an allocated parking space.



### **Hallway**

with access to all rooms and a useful storage cupboard.

### **Lounge/Kitchen**

21' Max x 15' 1" Max ( 6.40m Max x 4.60m Max )

A spacious open plan room with 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. The lounge area has ample space for sofas, table and chairs and there are fully glazed doors opening to a paved seating area.

### **Bedroom One**

14' 2" Max x 10' Max ( 4.32m Max x 3.05m 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' 3" Max x 9' Max ( 3.12m Max x 2.74m 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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welcome to

## Ellies Court Shadwell Lane, Leeds

- MODERN GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO MODERN BATHROOMS
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: B

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.

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT107087 - 0007

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