









welcome to

Saxon Green, LEEDS

A spacious first-floor flat offering two double bedrooms, set in a quiet cul-de-sac. The property boasts well-proportioned rooms, a private balcony, and its own garden. Located close to Moor Allerton retail park and travel links to Leeds, Bradford and surrounding areas.













Hallway

Enter into the hallway with stairs leading up to the flat. There is fitted hooks for hanging coats within the entrance.

Lounge

14' 7" Max x 10' 3" Plus recess (4.45m Max x 3.12m Plus recess)

Focal point of the flat, offering a spacious, bright and airy room with access to the balcony.

Kitchen

8' 3" Max x 6' 6" Max (2.51m Max x 1.98m Max) The kitchen offers a range of wall and base units and spaces for all appliances. Fitted shelving on the walls provides further places for storage.

Bedroom One

11' 4" Max x 10' 6" Max (3.45m Max x 3.20m Max) A double bedroom with a walk in wardrobe.

Bedroom Two

14' Into recess x 7' Max (4.27m Into recess x 2.13m Max) A double bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas, comprising a bath with shower over, wc and wash hand basin.

Outside

There is a private garden to the side mostly laid to lawn.





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- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE WITH BALCONY
- PRIVATE GARDEN
- CUL-DE-SAC POSITION

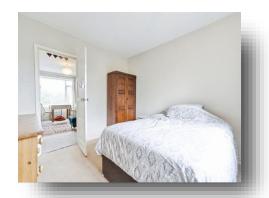
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Aug 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000









view this property online williamhbrown.co.uk/Property/MRT107191



Property Ref: MRT107191 - 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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