



Flat 37 The Willows Fenton Gate, Middleton Leeds LS10 4FT

welcome to

Flat 37 The Willows Fenton Gate, Middleton Leeds

IDEAL FTB/PROFESSIONAL, MODERN, WELL PRESENTED and READY TO MOVE INTO, TWO bedroom TOP FLOOR APARTMENT, LIVING ROOM open through to the KITCHEN, ENSUITE to the master bedroom and further BATHROOM. Externally the property has an ALLOCATED PARKING SPACE.

Entrance Hall

Door to the side, loft access, electric heater, storage cupboard and another cupboard housing the water tank. Access to all rooms.

Living Room

18' 2" x 11' 7" (5.54m x 3.53m)

uPVC double glazed French doors with Juliet balcony, electric feature fire, open access through to the kitchen.

Kitchen

13' 2" x 8' 9" (4.01m x 2.67m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, integrated electric oven and hob with fitted extractor fan, space for washing machine, tumble dryer and fridge freezer, electric storage heater, uPVC double glazed window to the front. Open access through to the living room.

Bedroom One

12' 4" MAX x 9' 3" (3.76m MAX x 2.82m)

uPVC double glazed window to the rear, electric storage heater, access into the ensuite.

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls.

Bedroom Two

12' 4" x 8' 3" (3.76m x 2.51m)

uPVC double glazed window to the rear, electric storage heater.

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin,

electric towel heater.

Exterior

Off road secure allocated parking space and closeby lawned areas with seating, perfect for the summer months.





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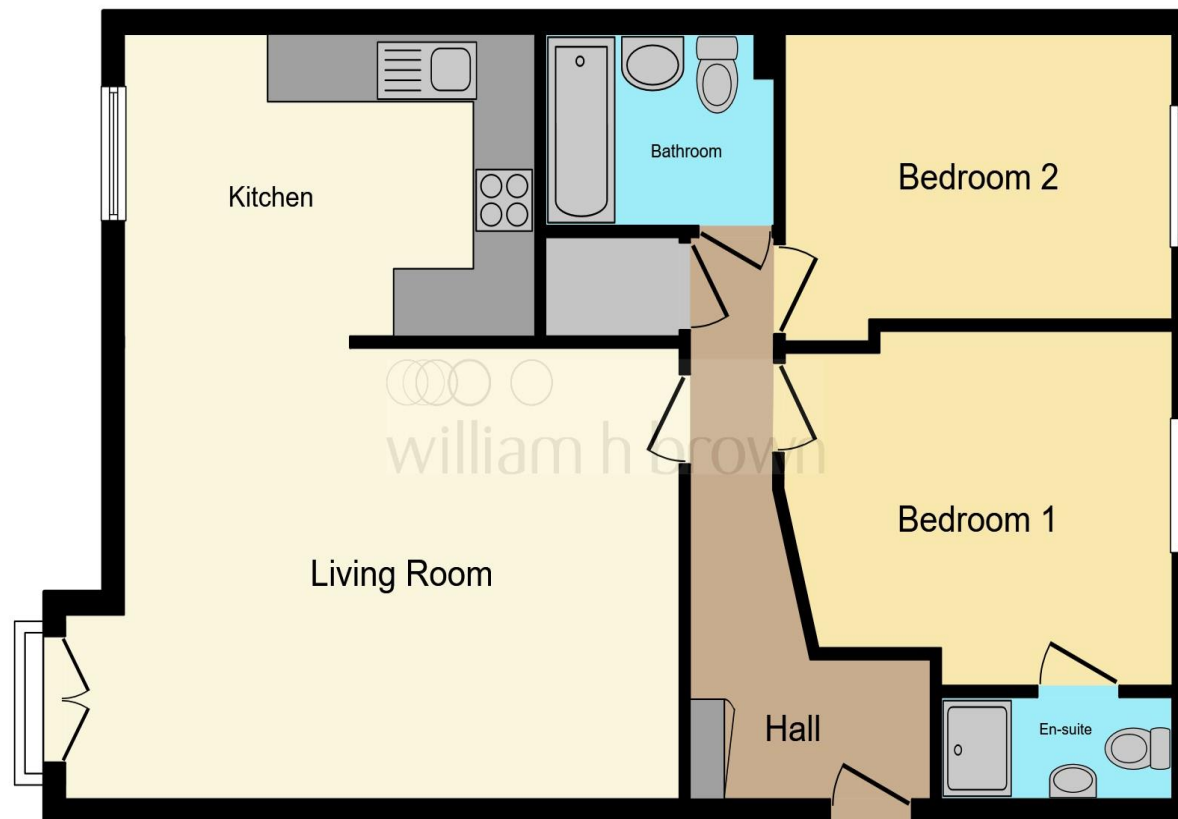
Flat 37 The Willows Fenton Gate, Middleton Leeds

- Two bedroom top floor apartment
- Modern and well presented throughout
- Ensuite to master bedroom
- Ideal FTB/professional
- Allocated parking space

Tenure: Leasehold EPC Rating: C

offers over

£125,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
MLY109909 - 0006

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 **william h brown**



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk