









welcome to

Pullman Court Tudor Way, Beeston Leeds

PERFECT FTB/PROFESSIONAL/INVESTMENT OPPORTUNITY, TWO bedroom UPPER FLOOR APARTMENT having good access to Leeds City Centre with a FABULOUS OPEN PLAN LIVING KITCHEN, TWO BEDROOMS, ENSUITE to master bedroom and further BATHROOM. RESIDENTS PARKING available.

Entrance Hall

Door to the front, gas central heating radiator, storage cupboard and access into all the rooms.

Living Kitchen

24' x 12' 5" (7.32m x 3.78m)

Has a fully fitted kitchen to the rear of the room with wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven and fridge freezer, electric hob, extractor fan, space for a washing machine, two gas central heating radiators and uPVC double glazed French doors with Juliet balcony to the front.

Bedroom One

12' \times 10' 3" (3.66m \times 3.12m) uPVC double glazed French doors with Juliet balcony, gas central heating radiator and access into the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, gas central heating radiator.

Bedroom Two

10' 8" x 7' $(3.25m \times 2.13m)$ uPVC double glazed window, storage cupboard housing the boiler.

Bathroom

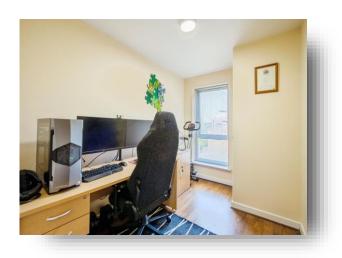
A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, part tiled walls.

Exterior

Allocated residents parking.













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- Two bedroom upper floor apartment
- Open plan living kitchen
- Ensuite to master bedroom
- Residents parking
- Good access to Leeds City Centre

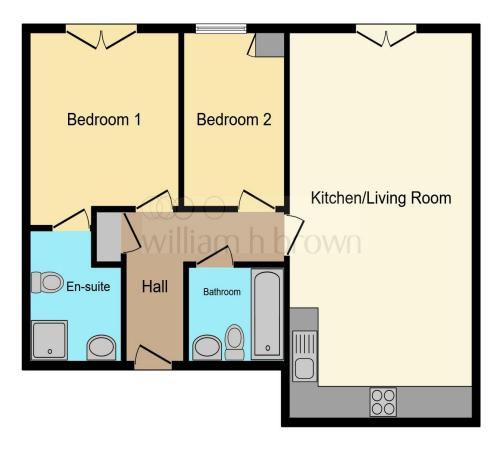
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1505.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MLY110725 - 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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