



**Kensington Way, LEEDS LS10 4UP**

**welcome to**

## **Kensington Way, LEEDS**

TWO bedroom GROUND FLOOR apartment located within easy access into Leeds city centre. The property has been renovated throughout to a high standard and ready to move into. The property has an ENSUITE to the master bedroom, ALLOCATED PARKING and two visitor spaces and an EXTENSIVE PRIVATE GARDEN.

### **Entrance Hall**

Composite door to the front, gas central heating radiator, cupboard housing the gas central heating boiler.

### **Living Kitchen**

12' 1" x 14' 7" ( 3.68m x 4.45m )

Has a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating a sink, integrated dishwasher, oven and fridge freezer, induction hob, extractor fan, two gas central heating radiators, uPVC double glazed French doors leading out to the rear garden.



### **Bedroom One**

10' 10" x 12' 1" MAX ( 3.30m x 3.68m MAX )

uPVC double glazed window to the rear, gas central heating radiator, access into the ensuite.

### **Ensuite**

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



### **Bedroom Two**

7' x 12' 1" ( 2.13m x 3.68m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bathroom**

A fabulous modern three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, fully tiled walls to all visible areas.

### **Exterior**

A great sized lawned garden with patio and decked areas, perfect for the summer months.



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## Kensington Way, LEEDS

- Fabulous two bedroom ground floor apartment
- Modern and well presented throughout
- Open plan living kitchen
- Extensive lawned garden
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1661.68

Ground Rent: 110.05

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£160,000**



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](http://www.focalagent.com)

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Property Ref:  
MLY111011 - 0003

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