







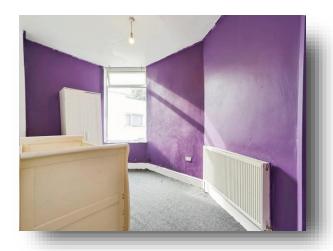


## welcome to

# Flat 1 Harehills Avenue, Leeds

Offered with no chain is this two bedroom ground floor apartment located in a popular residential area close to local amenities and transport links. The property is in need of some updating however is perfect for first time buyers or as an investment













### **Harehills Avenue**

Offered with no chain is this two bedroom ground floor apartment located in a popular residential area close to local amenities and transport links. The property is in need of some updating however is perfect for first time buyers or as an investment. The apartment briefly comprises; Spacious lounge, kitchen, two good sized bedrooms and a shower room. There is off street parking available. There is also access to communal outdoor yard to the rear

### Lounge

14' x 14' 9" ( 4.27m x 4.50m )

A spacious lounge with bright neutral decor, laminate flooring, storage cupboard housing the boiler and double glazed window to the front

### Kitchen

5' 7" x 8' 3" ( 1.70m x 2.51m )

The fitted kitchen has wall and base units, electric hob and oven, sink and drainer unit with mixer tap and tiled splash backs.

### **Bedroom One**

9' 8" x 11' 4" ( 2.95m x 3.45m ) A spacious double bedroom with radiator and window to the side

#### **Bedroom Two**

 $8' \ 9" \ x \ 14' \ 9" \ ( \ 2.67m \ x \ 4.50m \ )$  A second good sized bedroom with radiator and window to the rear.

#### **Shower Room**

Step in shower cubicle with screen, wash basin, low flush wc, tiled flooring and radiator.

#### Outside

Off street parking is available. There is also access to communal outdoor yard to the rear

### **Leasehold Information**

This property is leasehold with a term of - 999 years from 1 January 2019





## welcome to

## Flat 1 Harehills Avenue, Leeds

- Two Bedroom Apartment
- Ground Floor
- Off Street Parking
- Good Location
- NO ONWARD CHAIN

## Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## guide price

£110,000



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 letails 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 be used to the province of the province o







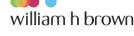


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/OAK108955



Property Ref: OAK108955 - 0003 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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