

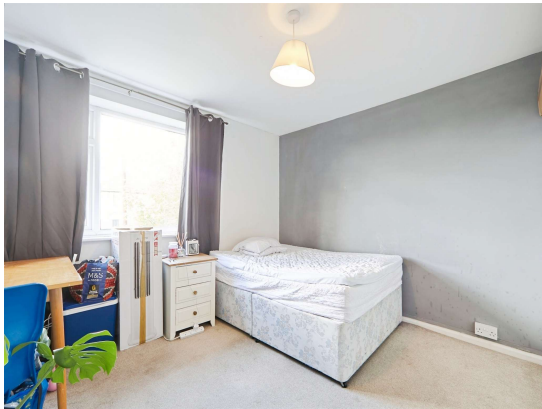


Gledhow Wood Court Gledhow Wood Road, Leeds LS8 4DL

welcome to

Gledhow Wood Court Gledhow Wood Road, Leeds

This well-presented upper-floor apartment offers modern living in a quiet residential setting. The property features two spacious bedrooms, a bright and airy lounge, a contemporary kitchen, and a modern bathroom, this home is perfect for first-time buyers, professionals, or investors.



Entrance Hall
Living Room

11' 7" MAX x 15' 10" MAX (3.53m MAX x 4.83m MAX)
Carpeted throughout, window to the rear.

Kitchen

8' 7" MAX x 9' 4" MAX (2.62m MAX x 2.84m MAX)
Kitchen with fully fitted wall and base units,
integrated appliances, splash back tiles, window to
the side.

Bedroom One

11' 7" MAX x 11' 5" MAX (3.53m MAX x 3.48m MAX)
Carpeted throughout, window to the rear, electric
radiator.

Bedroom Two

12' 2" MAX x 8' 5" MAX (3.71m MAX x 2.57m MAX)
Carpeted throughout, window to the front, electric
radiator.

Bathroom

Bathroom incorporating a three piece suite; bath tub
with shower facilities, W/C, washing hand basin
within integrated storage unit, window to the side,
heated towel rail.



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welcome to

Gledhow Wood Court Gledhow Wood Road, Leeds

- NO ONWARD CHAIN
- TWO BEDROOMS
- CENTRAL ENTRANCE HALL WITH ACCESS TO ALL ROOMS
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1320.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109255 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk