



Roundhay Road, Leeds LS8 5AN

welcome to

Roundhay Road, Leeds

A modern and attractive one bedroom first floor apartment which must be viewed to be appreciated, conveniently situated for a host of amenities and with excellent transport links close by.



Communal Entrance

Communal entrance and hallway with stairs to all floors.

Entrance Hall

With telephone entry system.

Sitting Room

A light and spacious room with ceiling cornice, window to the front and a radiator.

Kitchen

Modern shaker style fitted wall and base units, tiled splash backs, integrated electric oven, gas hob with a hood over, plumbing for a washing machine, window to the front, wall mounted gas central heating boiler and a useful pantry / store.

Bedroom One

A double bedroom with fitted wardrobes and a window to the rear.

Bathroom

Having a modern suite in white which comprises; bath, low suite w.c, pedestal basin, fan, tiled walls and a radiator.

External

There is a communal garden, and off street parking to the rear.



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welcome to

Roundhay Road, Leeds

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN KITCHEN & BATHROOM
- NO ONWARD CHAIN
- INTERNAL VIEWING ADVISED

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2316.00

Ground Rent: 10.00

£90,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
OAK109399 - 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.

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.



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