



The Manor Ladywood Road, Leeds LS8 2QF

welcome to

The Manor Ladywood Road, Leeds

A well-presented first floor retirement apartment for over 55's, offering two spacious bedrooms, allocated parking, and access to beautifully maintained communal gardens. Ideal for comfortable, independent living in a peaceful setting.



On the ground floor, residents benefit from a communal lounge and conservatory area with access to a shared kitchen, as well as a guest bedroom available for visiting friends or family. A laundry room is provided for all residents to utilise, and an on-site manager is available 24/7 for support and assistance. The building is equipped with both a lift and stairs, providing easy access to all floors.

This first-floor apartment comprises, in brief, an entrance hall giving access to the lounge, which leads to the kitchen, two bedrooms, and the bathroom.

Kitchen

6' 11" x 6' 11" (2.11m x 2.11m)

Lounge

9' 8" x 17' 8" (2.95m x 5.38m)

Bedroom 1

9' 8" x 13' 5" (2.95m x 4.09m)

Bedroom 2

8' 3" x 9' 4" (2.51m x 2.84m)

Bathroom



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The Manor Ladywood Road, Leeds

- RETIREMENT PROPERTY FOR OVER 55'S
- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- WELL MAINTAINED THROUGHOUT
- LARGE COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in the region of

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109331 - 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