



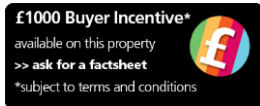
Chandos Gardens, Leeds, LS8 1QB

welcome to Chandos Gardens

- First floor apartment
- One double bedroom
- Balcony
- Modern kitchen
- Central heating

Tenure: Leasehold EPC Rating: C

£79,950



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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

OAK103399 - 0006

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, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or 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.

Private Entrance

Having private door leading to first floor.

Entrance Hall

Having door to the rear, double glazed window to the side, two storage cupboards, central heating radiator and stairs to the first floor.

Lounge

14' 10" x 10' 7" (4.52m x 3.23m)
Having double glazed window to the front, recessed gas fire, recess spot lights, central heating radiator and door to the balcony.

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)
Fitted with a range of white wall and base units with contrasting work surfaces and incorporating stainless steel sink and drainer unit, gas cooker point, plumbing for automatic washing machine, tiled to splash back and double glazed window to the front.

Bedroom One

11' x 10' 9" (3.35m x 3.28m)
Having double glazed window to the rear, recess spot lights, central heating radiator and walk in cupboard.

Bathroom

Fitted with a modern white suite that comprises of bath with shower over, wash hand basin, low flush WC, fully tiled, ceramic tiled floor, chrome style ladder radiator and double glazed window to the side.

Externally

The property sit in communal gardens and there is use of out building.



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