



Farsley Beck Mews, Leeds LS13 1FL

welcome to

Farsley Beck Mews, Leeds

GUIDE PRICE £130,000 - £140,000

Beautifully presented and SPACIOUS modern ground floor flat situated in this sought after, gated development,, which has a PRIVATE GATE



Farsley Beck Mews

Gated entry leading to this beautifully presented ground floor two double bedroom flat near Farsley high street.

Good local amenities including gyms, nurseries, Aire View Primary, Springbank and Westroyd and with ease of access to Leeds, Bradford and beyond.

This lovely home is sure to appeal to a range of buyers and an internal viewing is strongly recommended. Ground floor apartment briefly comprises of: Entrance Hall, Lounge, Kitchen, Two Bedroom with the Master Bedroom being En-Suite, House Bathroom.

Entrance Hall

Carpet, storage cupboard, cupboard with water tank, electric heater, intercom and alarm.

Lounge

15' 6" x 11' 4" (4.72m x 3.45m)

Double glazed French doors leading onto grass area, carpet and electric heater.

Kitchen

12' 2" x 7' 1" (3.71m x 2.16m)

Modern kitchen with wall hung, drawer and base units, complimentary worktop surfaces over, part tiled wall, stainless steel sink and drainer, electric hob, electric oven, integrated washing machine, double glazed window to the front elevation, electric heater, vinyl flooring and space for table and chairs.

Bedroom One

11' x 11' 1" (3.35m x 3.38m)

Carpet, electric heater, double glazed window to the rear, fitted wardrobes.

En-Suite

Park tiled walls, low flush WC, shower, sink and electric towel rail.

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

Carpet, double glazed windows to the rear, electric heater.

Bathroom

6' 7" x 7' 4" (2.01m x 2.24m)

Modern bathroom suite comprising of bath with shower over, low flush WC, sink, mirrored cupboard, lino flooring and part tiled walls, electric towel rail.



view this property online williamhbrown.co.uk/Property/PDY115116



welcome to

Farsley Beck Mews, Leeds

- GUIDE PRICE £130,000 - £140,000
- Modern Ground Floor Apartment
- House Bathroom plus En Suite
- Two Double Bedrooms
- Lounge & Separate Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1644.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115116



Property Ref:
PDY115116 - 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, 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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk