



The Elms Henconner Lane, Bramley Leeds LS13 4LD

welcome to

The Elms Henconner Lane, Bramley Leeds

Discover modern urban living in this beautifully presented apartment in West Leeds.

Amenities include allocated parking and visitor parking. Communal gardens and bin store areas.

Your dream home awaits!



Property Information

Modern 2-bedroom en-suite apartment on the well regarded Elms development in the heart of Bramley. Two spacious bedrooms, the master with its own en-suite for ultimate privacy and comfort.

A modern open-plan kitchen with sleek quality appliances. Bright and airy living and dining area, perfect for entertaining or relaxing.

Elegant finishes throughout blending style and functionality.

Prime location - conveniently situated close to shopping centres, schools and public transport, easy access to ring road and Stanningley road.

Hallway

Vinyl flooring, spotlights to ceiling, useful cupboard.

Lounge Kitchen

18' 4" max x 14' 1" max (5.59m max x 4.29m max)

The modern open-plan lounge, kitchen and diner is the epitome of contemporary living, seamlessly blending style and functionality. The space is designed to maximise light and flow. Electric oven and hob, integrated fridge freezer, space for dining table and chairs, French doors with Juliette balcony.

Bedroom One

13' 6" max x 9' 3" max (4.11m max x 2.82m max)

The bedroom offer comfortable space with plenty of natural space, spotlights to ceiling and carpet, electric heater and double glazed window.

En-Suite

Tiled floor and walls, spotlights to ceiling, shower, low flush WC and wash hand basin, extractor fan.

Bedroom Two

13' 6" max x 9' 8" max (4.11m max x 2.95m max)

The second bedroom is another double room with carpet, electric heater, spotlight to ceiling, double glazed window.

Bathroom

Modern bathroom with shower over bath, low flush WC, wash hand basin, spotlights to ceiling, tiled floor

and walls, heated towel rail and extractor fan.

External

Allocated parking, communal grounds, visitor car parking, communal bin area.

Agents Notes

1. Subletting - subletting is permitted at The Elms and you do not need permission from the Management Company to let out your apartment (though, if applicable, a Mortgage provider may have rules depending on what type of mortgage you have).

2. Pets - The 5th Schedule, Clause 16, states "Not to keep on the Demised Premises any animals without the Landlords consent in writing provided that any such consent given by the Landlord may be withdrawn at any time without any obligation on the Landlord to give any reason for such withdrawal

3. Service Charge. The Service Charge covers costs for the day-to-day needs of the development and the overall needs. Including but not limited to; General Maintenance, Cleaning, Window Cleaning, Caretaker Visits, Pest Control, Gardening, Building Insurance, and yearly Accounts

4. Building Insurance. Building Insurance is included in the Service Charge payments



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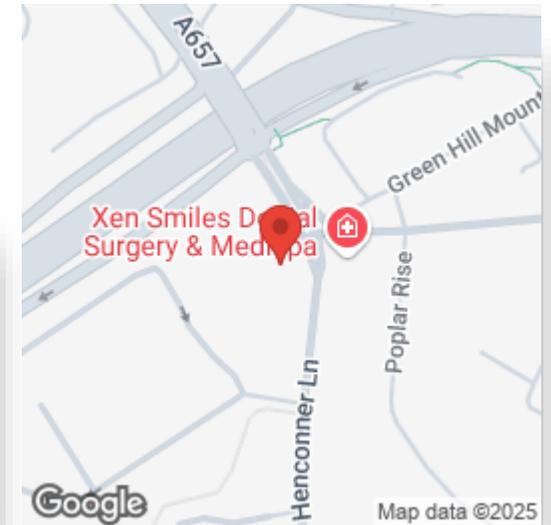
The Elms Henconner Lane, Bramley Leeds

- TWO BEDROOM APARTMENT
- EN-SUITE TO MASTER
- OPEN PLAN LIVING DINING AREA
- MODERN BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£142,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115314 - 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.

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