





Meridian House Artist Street, Armley Leeds LS12 2EW



welcome to

Meridian House Artist Street, Armley Leeds

Situated on Artist Street, this one-bedroom flat boasts an open-plan living area and kitchen, perfect for modern living. The bedroom features double doors opening onto a Juliet balcony, adding charm and natural light. A fantastic opportunity—viewing advised!













Auctioneer's Comments

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Property Information

Situated on Artist Street, this one-bedroom flat offers modern living with an open-plan kitchen and living area. Designed for comfort, the space is perfect for relaxing or entertaining. Large windows ensure plenty of natural light, enhancing the airy feel of the home. The bedroom features double doors opening onto a Juliet balcony, adding charm and allowing fresh air to flow through. With its well-thought-out layout, this flat is a fantastic opportunity—viewing is highly recommended!

Kitchen

10' 7" max x 1' 7" max (3.23m max x 0.48m max) This open-plan kitchen features an integrated electric oven and hob,wall and base units, a stainless steel sink with a drainer, and an extractor fan for ventilation.

Living Room

18' 8" max x 7' 8" max (5.69m max x 2.34m max) This spacious living room features a large doubleglazed window, carpeting, and two radiators for warmth and comfort.

Bedroom

11' 5" max x 10' 7" max (3.48m max x 3.23m max) This bedroom features carpeting, double doors opening onto a Juliet balcony for fresh air and natural light, and a radiator for warmth.

Bathroom

8' $\max x$ 4' 9" $\max (2.44m \max x 1.45m \max)$ This bathroom includes a WC, a wash basin, and a bath with a shower overhead. Partially tiled walls add a practical touch.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 1 bedroom
- Juliet balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 330.00

Ground Rent: 338.91

This is a Leasehold property with details as follows; Term of Lease 115 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

quide price

£60,000







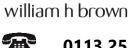


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or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing 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.



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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