



Athens Silver Cross Way, Guiseley Leeds LS20 8FH

welcome to

Athens Silver Cross Way, Guiseley Leeds

A TWO DOUBLE BEDROOM ground floor flat offering open plan living with well proportioned rooms. In a popular location of Guiseley close to amenities and the train station. This is being sold with NO ONWARD CHAIN.



Entrance Hall

Enter from the communal area into the hallway having a cupboard with plumbing for a washing machine, a further storage cupboard housing the fuse box, carpet flooring, radiator and the intercom system.

Lounge/Diner/Kitchen

17' 9" x 15' 10" (5.41m x 4.83m)

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating sink, drainer and gas hob with extractor hood above. Integrated appliances include an electric oven, fridge freezer and dishwasher. The kitchen area has vinyl flooring. The lounge area is carpeted and there are two radiators and three uPVC double glazed windows to the front.

Bedroom One

14' x 11' 1" (4.27m x 3.38m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

Bathroom

With tiling to splash areas and fitted with a four piece suite comprising of a panel bath, shower cubicle, wc and wash hand basin. There is also a radiator, extractor fan, storage cupboard housing the boiler and carpet flooring.

Outside

There is an allocated parking space and access to communal gardens.



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Athens Silver Cross Way, Guiseley Leeds

- Ground Floor Flat
- Two Double Bedrooms
- Open Plan Living
- Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000

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Property Ref:
YEA106497 - 0004

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Please note the marker reflects the postcode not the actual property



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk