



**Marlowe Court Renton Drive, Guiseley Leeds LS20 8LW**



**welcome to**

**Marlowe Court Renton Drive, Guiseley Leeds**

This spacious first-floor apartment, located in a sought-after area of Guiseley, boasts two double bedrooms and is ready for immediate occupancy. The property is well presented, featuring a delightful kitchen, modern bathroom, and ample storage space. Offered for sale with no onward chain.



### Entrance

A great storage space with power and light. A versatile storage space which could be used to house a tumble dryer or bike etc, depending on the buyers needs.

### Entrance Hall

Benefiting from two storage cupboards and the intercom system.

### Lounge

17' 8" Max x 11' 2" Max ( 5.38m Max x 3.40m Max )

A spacious, bright and airy room with a sliding door into the kitchen and dual aspect windows allowing a good amount of natural light to flow through.

### Kitchen

9' 10" Max x 8' 1" Max ( 3.00m Max x 2.46m Max )

A well presented kitchen offering a range of wall and base units with shaker style doors, work surfaces incorporating a sink, drainer and gas hob with extractor fan above. Integrated appliances include a Bosch oven, Zanussi washing machine, Bosh silent plus dishwasher and fridge.

### Bedroom One

12' 3" Into wardrobes x 11' 5" Max ( 3.73m Into wardrobes x 3.48m Max )

A double bedroom with a built in wardrobe and carpet flooring.

### Bedroom Two

10' 8" Into wardrobes x 9' 10" Max ( 3.25m Into wardrobes x 3.00m Max )

A double bedroom with a built in cupboard and carpet flooring.

### Bathroom

A modern shower room with tiling to the floor and splash areas, fitted with a three piece comprising of a large shower cubicle with overhead Grohe rain shower, wash hand basin with vanity storage, wc and extractor fan and heated towel rail.

### Outside

There is access to well maintained communal gardens and the option to rent a garage at a separate cost.



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## **Marlowe Court Renton Drive, Guiseley Leeds**

- FIRST FLOOR APARTMENT WITH PLENTY OF STORAGE
- LONG LEASE
- WELL PROPORTIONED ROOMS
- MODERN KITCHEN & BATHROOM
- READY TO MOVE INTO ACCOMMODATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



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Property Ref:  
YEA106947 - 0003

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Please note the marker reflects the  
postcode not the actual property



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