



The Elms

Henconner Lane, Bramley, Leeds, , LS13 4LD

£130,000

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## Property Summary

HOP are pleased to bring to market this beautifully presented two bedroom apartment in the well sought after development of the Elms in Bramley. The property briefly comprises of: a spacious open plan living area with Juliet balcony and modern kitchen with integrated white goods, two good sized double bedrooms with the master bedroom leading to an en-suite shower room, the property also benefits from a separate bathroom. The property has allocated parking and guest parking spaces in the complex are also available to use. The property is currently let at £695 pcm providing a 6.4% yield.

**KITCHEN/ LIVING ROOM:** 15' 8" x 13' 9" (4.78m x 4.19m) Spacious open plan living/kitchen with Juliet balcony and wall heaters and fully fitted kitchen comprising a range of fitted wall and base units with complementing countertops, integrated fridge freezer, washing machine, dishwasher, four ring electric hob and oven, stainless steel sink with drainer.

**BEDROOM 1:** 9' 2" x 14' 5" (2.79m x 4.39m) Large double bedroom, neutrally decorated, large double-glazed window with a wall mounted heater and en-suite bathroom.

**EN-SUITE:** En-suite bathroom off the master bedroom, fully tiled with three-piece suite.

**BEDROOM 2:** 9' 10" x 13' 10" (3m x 4.22m) Spacious double bedroom, large double-glazed window with a wall mounted heater.

**BATHROOM:** 5' 6" x 6' 10" (1.68m x 2.08m) Modern, fully tiled bathroom comprising wall mounted basin, low flush w.c., bath with shower over.

**AGENT NOTES:** The following charges apply:

-Ground Rent: £75 PA

-Service Charge: £835 PA

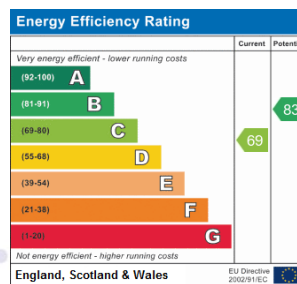
-Lease Length: 235 Years left

Tenanted until February 2021



**Floor Plan**

Floor area 58.0 sq. m. (624 sq. ft.) approx



- Two Double Bedrooms
- Allocated Parking
- En-suite Parking
- Integrated white goods
- Excellent Commuter Links
- Close to local Amenities
- First Floor Apartment
- Popular Development
- Communal Gardens
- EPC C

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The agent has not measured the property and the measurements are approximate.

**Colburg House**  
St Andrews Court  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements