



Pavilion House, 980 York Road
Leeds, LS14 6JS
£125,000
Energy Rating - C
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Pavilion House, 980 York Road, Leeds, LS14 6JS

IDEAL FOR A FIRST TIME BUYER – PERFECT BUY TO LET INVESTMENT – TWO BEDROOMS – FIRST FLOOR FLAT – VIEWS OVER SEACROFT VILLAGE GREEN – JULIET BALCONY – GAS CENTRAL HEATING – COMMUNAL GARDENS – NO CHAIN

A great opportunity for anyone looking for a first time home or a buy to let investment, this two bedroom first floor apartment is located over the road from Seacroft village green. The property is situated on excellent transport links and convenient for Seacroft Green Shopping Centre. Set in communal gardens, with parking to the front, it briefly comprises; entrance hall, lounge kitchen dining room, double bedroom, house bathroom and further smaller bedroom. Energy rating - C



ENTRANCE HALL

Radiator and door entry phone.

LOUNGE KITCHEN DINING ROOM

LOUNGE DINING AREA

Radiator and Juliet balcony.

KITCHEN AREA

Gas hob with extractor over, fan oven, tiled splash back, stainless steel sink with drainer and a range of wall and base units.

MASTER BEDROOM

3.81m (12' 6") (MAX) - 2.74m (9' 0") (MAX)

Radiator.

BEDROOM TWO

2.87m (9' 5") - 2.01m (6' 7")

Radiator.

BATHROOM

2.18m (7' 2") - 1.73m (5' 8")

Panel bath with shower over, wash hand basin, half tiled walls, radiator and w/c.

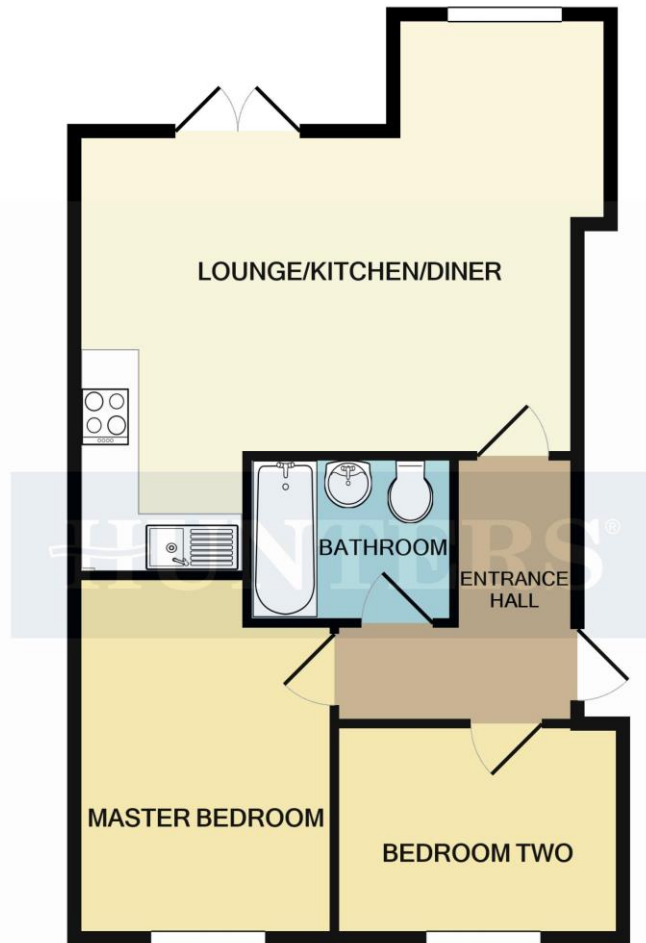
PARKING

Off street parking for one vehicle.

COMMUNAL GARDENS

Mainly grassed lawns with trees, plants and bushes.





PAVILLION HOUSE, YORK ROAD, LEEDS, LEEDS, LS14 6JS
 TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	60 c	60 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.



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