

HUNTERS[®]

HERE TO GET *you* THERE



Bridgewater Place

Water Lane, Leeds, LS11 5QT

Asking Price £99,950



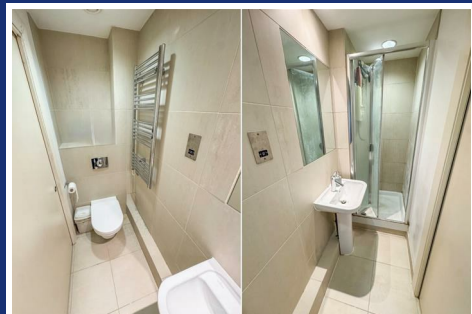
Council Tax: A



Flat 1706 Bridgwater Place

Water Lane, Leeds, LS11 5QT

Asking Price £99,950



Hallway

8'9" (max) - 3'9" (max) (2.67m (max) - 1.14m (max))

Electric radiator and door entry phone.

Store Room

5'0" (max) - 3'3" (max) (1.52m (max) - 0.99m (max))

Hot water tank and plumbing for a washing machine.

Bedroom Kitchen Living Room

20'6" (max) - 12'0" (max) (6.25m (max) - 3.66m (max))

Kitchen Area

Compact fan oven, stainless steel sink, two ring induction hob, under counter fridge with freezer box and a range of wall and base units.

Living Bedroom Area

Radiator, built in store room and a drop down murphy bed.

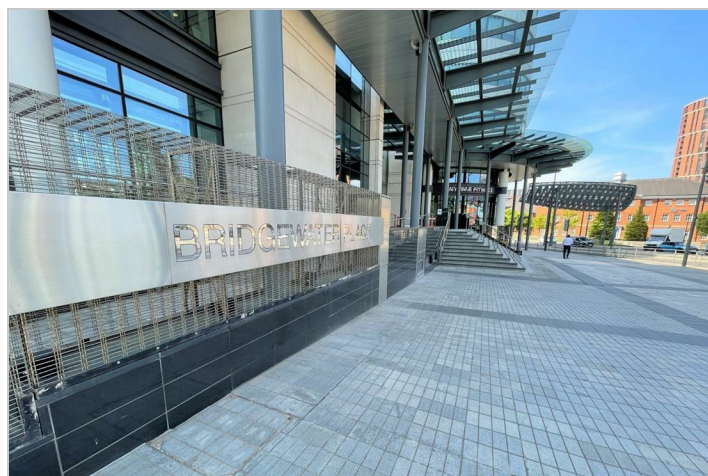
Shower Room

9'9" (max) - 3'3" (max) (2.97m (max) - 0.99m (max))

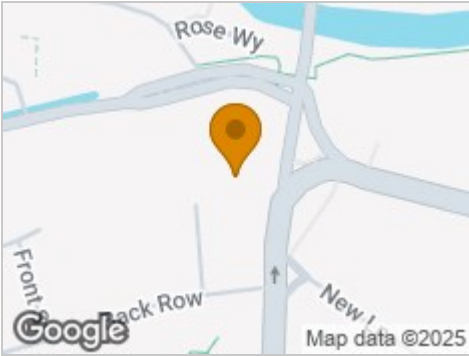
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

STUDIO APARTMENT – SUPERB FOR A FIRST TIME BUYER – IDEAL BUY TO LET INVESTMENT OPPORTUNITY – 17TH FLOOR – SPECTACULAR LONG DISTANCE VIEWS - EWS1 COMPLIANT BUILDING – ON SITE BUILDING SECURITY – LEEDS CITY CENTRE - NO CHAIN

Ideal for first time buyers, regular commuters or buy to let investors, this 17th floor studio flat is available with no chain. Located right in the heart of Leeds City Centre, the property close to everything the city has to offer, including, shops, bars, restaurants, cafes, bars and transport links by car, rail and bus, to name just some of the great amenities in the area. EWS1 compatible, the building has on site security, communal spaces and other great facilities. Internally it briefly comprises; hallways, store room, kitchen area, living bedroom area and shower room. Energy Rating - TBC



Road Map



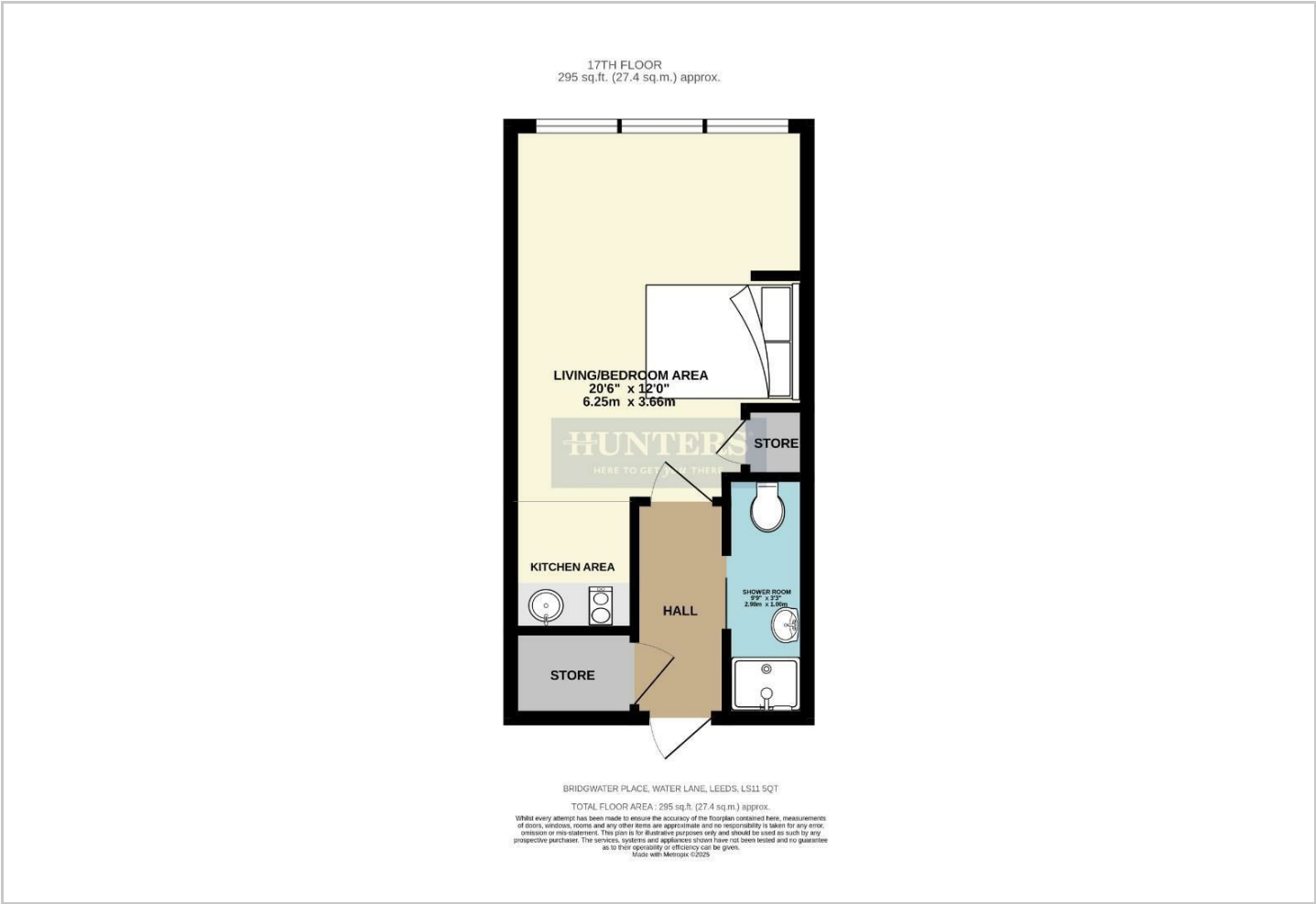
Hybrid Map



Terrain Map



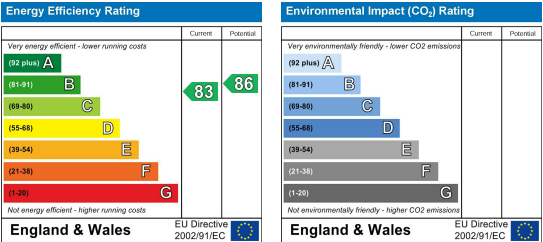
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.