HUNTERS®

HERE TO GET *you* THERE

Magellan House

Armouries Way, Leeds, LS10 1JG

Reduced £115,000

1 1 1 TBC

Council Tax: C

130 Magellan House

Armouries Way, Leeds, LS10 1JG

Reduced £115,000

Entrance Hall
10'6" (max) - 5'6" (max) (3.20m (max) - 1.68m (max))
Radiator and door entry phone.

Store Room
5'0" (max) - 3'0" (max) (1.52m (max) - 0.91m (max))
House the hot water tank.

Lounge Kitchen Dining Room
25'0" (max) - 16'0" (max) (7.62m (max) - 4.88m (max))

Lounge Dining Area
Juliet balcony and radiator.

Kitchen Area
Stainless steel sink with drainer, granite work surfaces, hob with extractor over, fan oven, fridge freezer, washer dryer and a range of wall and base units.

Bedroom
14'3" (max) - 9'0" (max) (4.34m (max) - 2.74m (max))
Radiator.

Bathroom
7'6" (max) - 6'3" (max) (2.29m (max) - 1.91m (max))
Half tiled walls and tiled floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

Tel: 0113 268 0242

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR INVSETORS - FABULOUS ONE BEDROOM APARTMENT – FOURTH FLOOR – JULIET BALCONY – OPEN PLAN KITCHEN LIVING DINING ROOM – CLARENCE DOCK – LIFT TO ALL FLOORS – IMMACULATE MOVE IN READY CONDITION – NO CHAIN

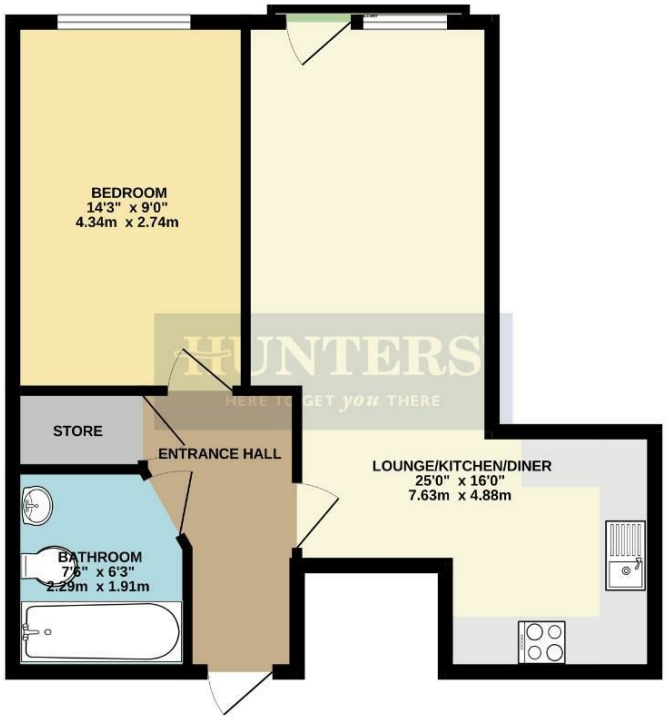
A terrific opportunity for first time buyers or investors, this fourth floor one bedroom apartment is an ideal opportunity in immaculate move in ready condition. Located in Clarence dock, the property is close to bars, pubs, shops and all the great amenities Leeds City Centre has to offer. There are communal areas with lifts to all levels, secure entry systems and a mail boxes. The apartment briefly comprises; entrance hall, store room, lounge kitchen dining room, double bedroom and bathroom. Energy Rating - TBC

Road Map

Hybrid Map

Terrain Map

Floor Plan



MAGELLAN HOUSE, ARMOURIES WAY, LEEDS, LS10 1JG

TOTAL FLOOR AREA : 500 sq.ft. (46.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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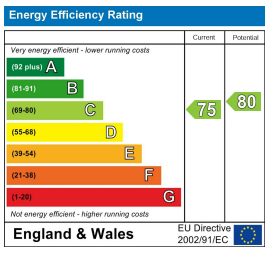
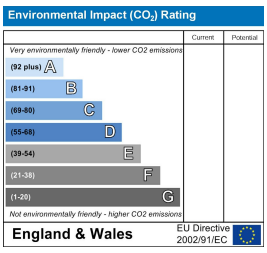
Viewing

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.

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