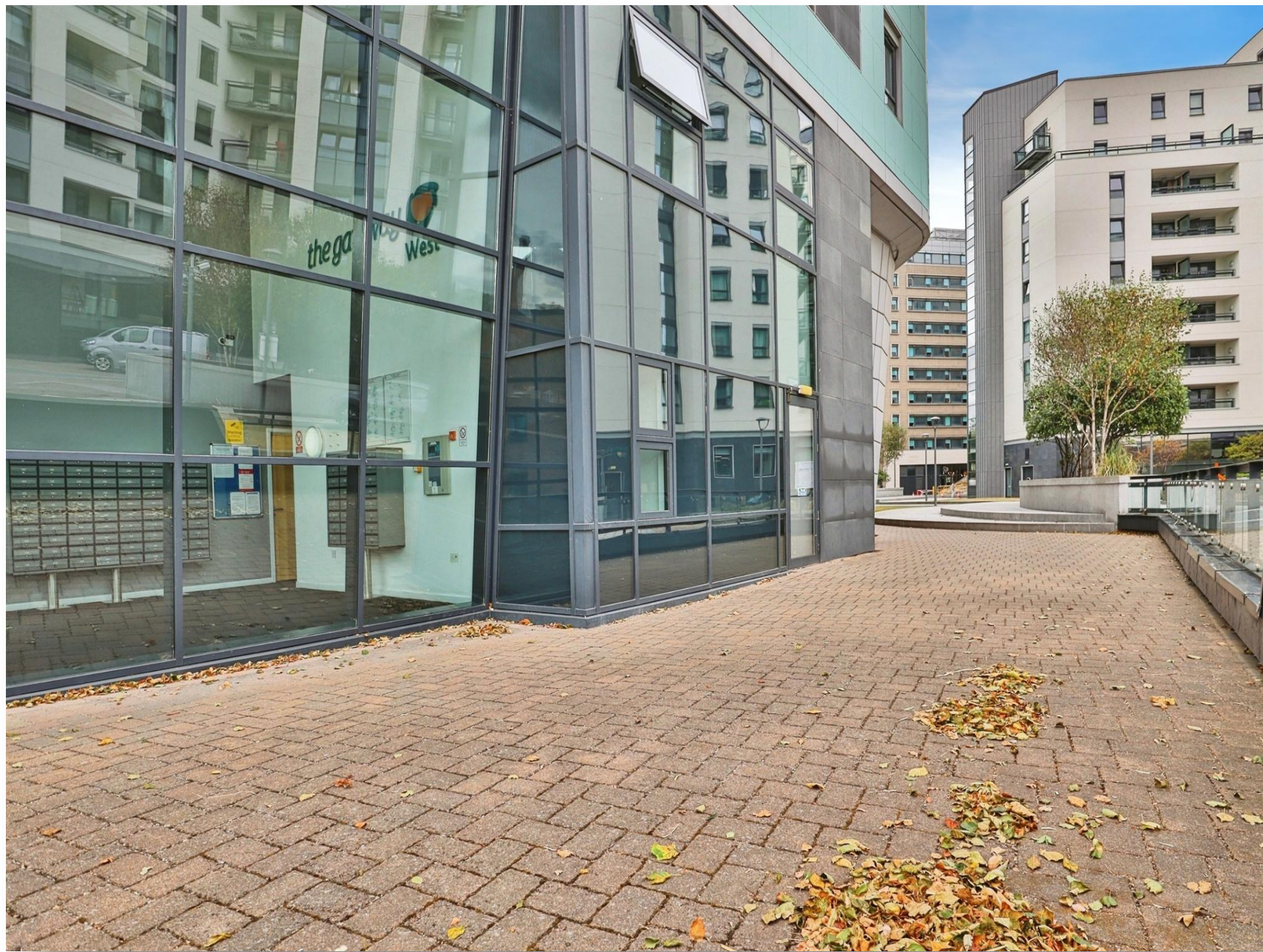




Apartment 904 The Gateway West East Street, Leeds LS9 8DR

welcome to

Apartment 904 The Gateway West East Street, Leeds

WITHIN close proximity to LEEDS CITY CENTRE, this IMPRESSIVE upper floor apartment is READY TO MOVE INTO, & offers FANTASTIC living accommodation IDEAL for the professional. CLOSE to commuter links, this TWO BEDROOM property also includes an EN-SUITE to the MASTER BEDROOM plus a BALCONY & PARKING!



Entrance Hall

Having a door from the communal landing and offering an airing cupboard housing the hot water tank.

Open Plan Living Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink with a mixer tap, an electric oven with an electric hob, matching splash back, and a cooker hood unit over. Also includes an integrated dishwasher and space for a free standing fridge freezer.

The lounge area has a double glazed door and window leading out onto a balcony.

Bedroom One

Featuring a double glazed window, an electric radiator, and a door to the en-suite facilities.

En-Suite

Equipped with a shower cubicle, wash hand basin with an inset mirror above, and a w.c. Also has a heated towel rail, and tiling to both the walls and floor.

Bedroom Two

With a double glazed window, and a radiator.

Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the W.C. Also includes a heated towel rail, tiling to the walls and tiling to the floor.

Exterior

Externally the property has a balcony, and also includes permit parking for one car.



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welcome to

Apartment 904 The Gateway West East Street, Leeds

- Upper Floor Apartment
- Two Bedrooms
- One En-Suite & Separate Bathroom
- Modern & Well Presented
- Ready To Move In To

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

£245,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111889 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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