



Eastwood Nook, LEEDS LS14 5HG

welcome to

Eastwood Nook, LEEDS

This second-floor apartment offers a bright and versatile layout, featuring a welcoming entrance hall, generous lounge, separate study, modern kitchen, and handy utility room. Two well-proportioned bedrooms and a bathroom complete the accommodation.



Ground Floor **Communal Entrance Hall**

Staircase rising to all apartments.

Private Entrance Hall

Timber panel door, central heating radiator.

Lounge

Lounge with PVCu double glazed window to front elevation, central heating radiator, laminate flooring throughout.

Study

Study with PVCu double glazed window to front elevation, central heating radiator, laminate flooring throughout.

Kitchen

Kitchen fitted wall and base units incorporating a one and a half bowl stainless steel sink unit with mixer tap and ceramic tiled splashbacks, laminate flooring throughout, central heating radiator, PVCu double glazed window to rear elevation.

Utility Room

Fitted work surface, sink unit with mixer tap, fitted wall cabinet, fitted cupboard, central heating radiator, PVCu double glazed window to rear elevation.

Bedroom One

Fitted mirror wardrobes, PVCu double glazed window to front elevation, central heating radiator.

Bedroom Two

Fitted wardrobes with overhead storage, fitted dresser with base cabinet, dado rail, fitted cupboard, central heating radiator, laminate flooring, PVCu double glazed window to rear elevation.

Bathroom

White suite comprising: Pedestal wash hand basin, low flush wc, tiled panel bath, PVCu double glazed window to rear elevation.



view this property online williamhbrown.co.uk/Property/CGT111156



welcome to

Eastwood Nook, LEEDS

- GUIDE PRICE £110,000-£120,000
- SECOND-FLOOR APARTMENT; TWO BEDROOMS
- PVCU DOUBLE GLAZING
- COMMUNAL ENTRANCE HALL
- ALLOCATED COMMUNAL PARKING

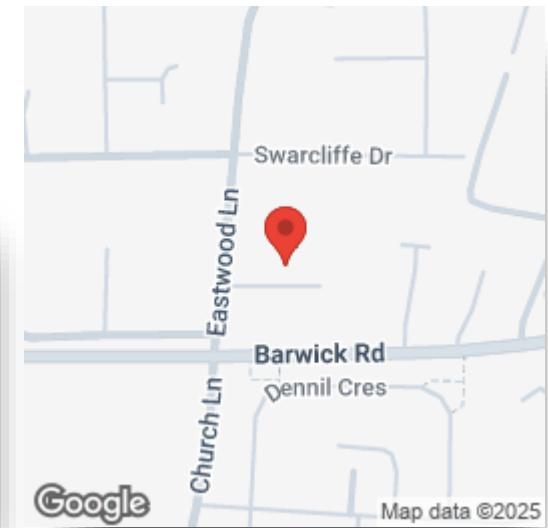
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1212.00

Ground Rent: 311.40

guide price

£110,000



view this property online williamhbrown.co.uk/Property/CGT111156

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

CGT111156 - 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.



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk