

Highfield Mews, Garforth Leeds LS25 1NL

william h brown

welcome to

Highfield Mews, Garforth Leeds

READY TO MOVE IN TO & ideal for first time buyers, this IMPRESSIVE apartment offers a MASTER BEDROOM with fitted wardrobes, a fantastic MODERN kitchen and shower room, PLUS a garage and ALLOCATED PARKING! Viewing is a MUST, so make sure you call William H Brown TODAY to book in your appointment!













Entrance Hall
Having the entrance door, a radiator, and the intercom.

Lounge
Featuring a double glazed bay window to the rear, a window to the side, and a radiator.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an eye level oven with inbuilt microwave above, a five ring gas hob with splash back, and a cooker hood over. Also has a sink and drainer with mixer tap, an integrated fridge freezer and an integrated dishwasher, a cupboard housing the boiler, and a window to the rear.

Bedroom One
Double glazed windows to the front and rear, fitted wardrobes and drawer units, and a radiator.

Bedroom Two
Window to the front and a radiator.

Bathroom
Equipped with a walk in shower, a wash hand basin set within vanity storage units, and the w.c. Also includes two heated towel rails, ceiling spotlights, and an extractor.

Exterior
Externally the property has a communal lawned garden to the front, and communal gardens to the rear, a single garage and two allocated parking spaces.

Garage
The garage has an up and over door, power, lighting, and a storage room.

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

Highfield Mews, Garforth Leeds

- Ground Floor Flat
- Modern & Well Presented
- Two Bedrooms
- Ready To Move In To
- Communal Gardens

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 1100.00

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112067

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
CGT112067 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

0113 260 0945

Crossgates@williamhbrown.co.uk

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

williamhbrown.co.uk