



**Ellies Court Shadwell Lane, Leeds LS17 8AL**

**welcome to**

**Ellies Court Shadwell Lane, Leeds**

A stylish ground-floor apartment, beautifully finished throughout and designed for modern open-plan living. This home boasts two generously sized double bedrooms, including a master with en-suite, a contemporary bathroom, and access to an allocated parking space.



### **Hallway**

With access to all rooms and a useful storage cupboard.

### **Lounge/Kitchen**

21' Max x 15' 1" max ( 6.40m Max x 4.60m max )

A spacious open plan room with a modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor above and there a range of integrated appliances. The lounge area has ample space for sofas, table and chairs and there are fully glazed doors opening to a paved seating area.

### **Bedroom One**

14' 2" max x 10' max ( 4.32m max x 3.05m max )

A double bedroom with a fitted wardrobe and access to en suite facilities.

### **En Suite**

A modern en suite, fully tiled and fitted with a shower cubicle, wash hand basin, wc and chrome heated towel rail.

### **Bedroom Two**

10' 3" max x 9' max ( 3.12m max x 2.74m max )

A double bedroom with space for free standing furniture.

### **Bathroom**

A modern bathroom fitted with a spa bath, wash hand basin, wc and chrome heated towel rail.

### **Outside**

Enter the grounds through a gated entrance where there is allocated parking.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



***view this property online*** [williamhbrown.co.uk/Property/OAK110055](http://williamhbrown.co.uk/Property/OAK110055)



**welcome to**

## **Ellies Court Shadwell Lane, Leeds**

- MODERN GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO MODERN BATHROOMS
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK110055](https://williamhbrown.co.uk/Property/OAK110055)



Property Ref:  
OAK110055 - 0002

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.



**william h brown**



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**