

Manston Gardens,Leeds LS15 8HA

william h brown

welcome to

Manston Gardens, Leeds

READY to FLY THE NEST or LOOKING TO INVEST? Then this ground floor apartment could be THE ONE for you! Featuring TWO DOUBLE BEDROOMS, a great kitchen plus a SHOWER ROOM, this fantastic flat would also suit buyers who are looking to down-size. Call us to view!













Entrance Hall

Having the entrance door, radiator (not tested) and a storage cupboard.

Lounge

With a window to the front, feature fire place with a gas fire (not tested) and a radiator (not tested).

Kitchen

Having a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, cooker (not tested), tiling to the splash areas and a cooker hood unit over (not tested). Space for a washing machine, gas central heating radiator (not tested), a useful pantry, and a window to the rear.

Bedroom One

Window to the front, fitted wardrobe, and a radiator (not tested)

Bedroom Two

Window to the rear, fitted wardrobe, and a radiator (not tested)

Shower Room

Fitted with a shower, wash hand basin and w.c. Part tiling, a heated towel rail (not tested) and a frosted window.

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Manston Gardens, Leeds

- Ground Floor Flat
- For Sale With Vacant Possession
- Two Double Bedrooms
- Shower Room
- Ready To Move In To

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

£135,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112399

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.

The Property Ombudsman

Property Ref:
CGT112399 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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