



Pearsons Way, Seacroft Leeds LS14 6GB

welcome to

Pearsons Way, Seacroft Leeds

LOOKING to INVEST or are you READY TO FLY THE NEST? Then this SUPERB ground floor apartment is PERFECT for you! For sale with NO CHAIN, this property is ready to move in to, and offers open plan living accommodation, TWO BEDROOMS and PARKING!



Entrance Hall

having the entrance door, two useful storage cupboards, wood flooring, and internal doors to the living accommodation.

Open Plan Living Kitchen

An open plan living space featuring a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, a matching splash back, and a cooker hood over. Gas central heating radiator, wood flooring, two double glazed windows, and double glazed patio doors.

Bedroom One

Having a double glazed window, and a gas central heating radiator.

Bedroom Two

Double glazed window and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a mains shower over, a wash hand basin with a vanity storage unit above, and the low level flush w.c. Also includes part tiled walls, and a gas central heating radiator.

Exterior

Externally this ground floor apartment offers use of a communal lawn, and includes a numbered parking space.



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welcome to

Pearsons Way, Seacroft Leeds

- Ground Floor Apartment
- Two Bedrooms
- Modern Open Plan Living Space
- For Sale With No Chain
- Fantastic For The First Time Buyer

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 794.00

Ground Rent: 290.00

offers in excess of

£120,000



view this property online [williambrown.co.uk/Property/CGT111751](https://www.williambrown.co.uk/Property/CGT111751)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111751 - 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.



Please note the marker reflects the postcode not the actual property



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