



**Faroe Gots Road, Leeds LS12 1DF**

  
william  
h brown

**welcome to**

**Faroe Gotts Road, Leeds**

A well-presented two-bedroom apartment located on the second floor, ideally positioned close to Leeds City Centre. The property features a spacious open-plan lounge and kitchen area with direct access to a private balcony, perfect for relaxing or entertaining. Offered with no onward chain.



## **Faroe, Gotts Road Entrance Hallway**

Private entrance door opening into a spacious hallway with laminate flooring and useful storage cupboard housing the boiler

## **Open Plan Kitchen/Lounge**

23' 10" x 11' 9" max ( 7.26m x 3.58m max )

A spacious and bright lounge featuring laminate flooring, two rear-facing windows, an electric heater, and double doors that open onto a private balcony. Open-plan to the fitted kitchen, which offers a range of white gloss wall and base units with coordinating work surfaces with under unit lighting. Features include a stainless steel sink, integrated oven with hob, plumbing for a washing machine, and an integrated fridge freezer. A breakfast bar provides convenient seating and a casual dining space.

## **Bedroom One**

17' 4" x 8' 2" max ( 5.28m x 2.49m max )

A double bedroom with space for free standing furniture, electric heater, and window to the rear.

## **Bedroom Two**

13' 7" x 7' 6" max ( 4.14m x 2.29m max )

A second double bedroom with electric heater and window to the rear

## **Bathroom**

The bathroom comprises; panel bath with shower over and screen, wall mounted wash basin and wc, electric heater, tiled walls and flooring.



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welcome to

## Faroe Gotts Road, Leeds

- GUIDE PRICE £160,000 - £170,000
- Two spacious double bedrooms
- Open-plan kitchen/diner
- Secure entry system
- Offered with no onward chain

Tenure: Leasehold EPC Rating: C

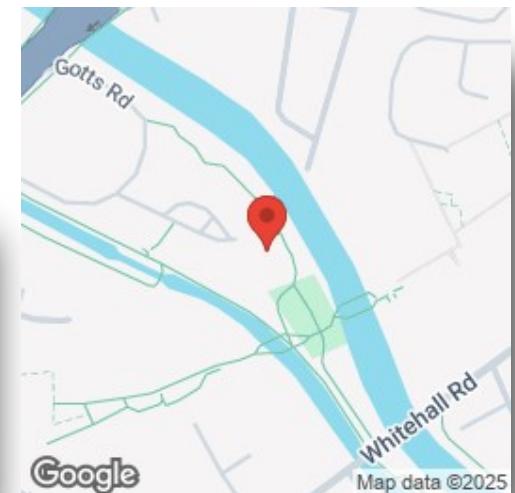
Council Tax Band: D Service Charge: 2000.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£160,000**



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Property Ref:  
HEA109459 - 0003

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 278 5337**



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



**williamhbrown.co.uk**