



The Gateway West East Street, Leeds LS9 8DR

welcome to

The Gateway West East Street, Leeds

This beautifully presented two-bedroom apartment offers a perfect blend of modern living, comfort, and convenience, ideal for professionals, couples, or small families.



Lounge

This inviting lounge features sleek laminate flooring and a large front-facing window that fills the space with natural light. A door to the front provides easy access, while an electric heater ensures warmth and comfort throughout the seasons. The room benefits from an open-plan layout, creating a seamless flow into adjoining areas, and opens onto a rear balcony, offering a pleasant outdoor retreat and enhancing the overall sense of space and light.

Kitchen

Bedroom 1 With Ensuite

Step into this generously sized master bedroom, complete with plush carpeted flooring and ample space for a double bed and freestanding furniture. An electric heater provides cozy warmth, while a large rear-facing window invites natural light and offers a tranquil view. The room benefits from a private en-suite bathroom, elegantly finished with tiled flooring and walls, a modern wall-hung sink and toilet, a sleek shower enclosure, and a heated towel radiator for added comfort and convenience.

Bedroom 2

Bedroom Two is a spacious double bedroom featuring soft carpeted flooring and ample room for freestanding furniture. A rear-facing window allows for plenty of natural light, creating a bright and comfortable atmosphere ideal for relaxation or work-from-home flexibility.

Bathroom (Jack & Jill)

This stylish Jack and Jill bathroom offers both functionality and elegance, featuring sleek tiled flooring and a contemporary panelled bath with shower over. The space is enhanced by a modern wall-hung toilet and sink, complemented by a heated towel radiator for added comfort. Thoughtfully designed with a spacious layout, the bathroom provides direct access from both Bedroom Two and the main hallway, making it ideal for shared use without compromising privacy.

Garden

Shared courtyard, 1 allocated parking space, shared gym



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The Gateway West East Street, Leeds

- Guide Price £170,000 - £180,000
- 2 Bedroom Modern Apartment
- Open Plan Living Space
- One Allocated Parking Space
- Gym Onsite

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2500.00

Ground Rent: 248.00

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HEA109553 - 0002

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