



Carlton Close, LEEDS LS7 1HJ

welcome to

Carlton Close, LEEDS

A spacious upper floor flat offering two double bedrooms, a bright living space, private balcony and allocated parking. Conveniently located close to local amenities and transport links, making it an ideal first-time purchase, investment or downsizing opportunity.



Hallway

With two storage cupboard and access to all rooms.

Living Room

A spacious, bright and airy room with dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a range of wall and base units, spaces for all appliances and access to a balcony.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Externally

There are allocated parking spaces.

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.



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Carlton Close, LEEDS

- **GUIDE PRICE £100,000 - £110,000**
- UPPER FLOOR FLAT
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- ALLOCATED PARKING SPACES

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A 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.

£100,000 – £110,000



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Property Ref:
HEA110032 - 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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