



Faroe Gotts Road, Leeds LS12 1DF

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welcome to

Faroe Gotts Road, Leeds

This stunning duplex modern apartment offers a perfect blend of style, comfort, and convenience, featuring two spacious bedrooms, a main bathroom, and a beautifully appointed ensuite, ideally located with excellent transport links to Leeds city centre and a range of local amenities.



Lounge/Kitchen (openplan)

21' 6" max x 11' 9" max (6.55m max x 3.58m max)

This spacious and light-filled open-plan lounge and kitchen boasts sleek laminated flooring throughout, two electric heaters for year-round comfort, soaring high ceilings, and large windows that flood the space with natural light, while double doors open onto a private balcony—perfect for relaxing or entertaining outdoors. The contemporary kitchen is fully equipped with integrated appliances including a fridge/freezer, dishwasher, built-under oven, electric hob with extractor, complemented by stylish laminate units, matching worktops, and open shelving that adds both character and practical storage to this thoughtfully designed modern living space.

Bedroom 1

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

This spacious double bedroom offers a cozy and inviting atmosphere with soft carpeted flooring and a large front-facing window that brings in plenty of natural light. It comes furnished with free-standing furniture for convenient storage and layout flexibility, while an electric heater provides warmth and comfort all year round

Bedroom 2 (upstairs & Ensuite)

19' 5" max x 9' 8" max (5.92m max x 2.95m max)

Bedroom 2 is located upstairs in the apartment and accessed via a striking spiral staircase, offering a unique and stylish retreat. The room is carpeted for comfort and features a large window with a beautiful view, as well as access to a glass balcony that adds a sense of openness and light. An electric heater provides warmth, while built-in storage houses the boiler and water tank, with additional space available for free-standing furniture. The adjoining ensuite is finished with tiled flooring and walls, and includes a spacious angled shower enclosure, wall-hung toilet and sink, a side window for natural light, towel radiator, and extractor fan—creating a sleek and functional bathroom space.

Bathroom

This modern bathroom features tiled flooring and tiled walls for a clean, contemporary finish. It includes a panelled bath with a shower over, offering both convenience and comfort, along with a toilet and a sleek wall-hung sink that maximizes floor space and adds a touch of minimalist style.

Balcony/Parking

The balcony wraps elegantly around the patio, creating a generous outdoor space perfect for relaxing or entertaining. With stunning panoramic views, it offers a seamless connection between indoor and outdoor living, making it an ideal spot to enjoy morning coffee, evening sunsets, or simply take in the surrounding scenery. Also has an allocated parking space.



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Faroe Gotts Road, Leeds

- Guide Price £240,000 - £250,000
- 2 Bedroom Duplex Apartment With Two Bathrooms
- Wrap Around Patio With Balcony
- Modern
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

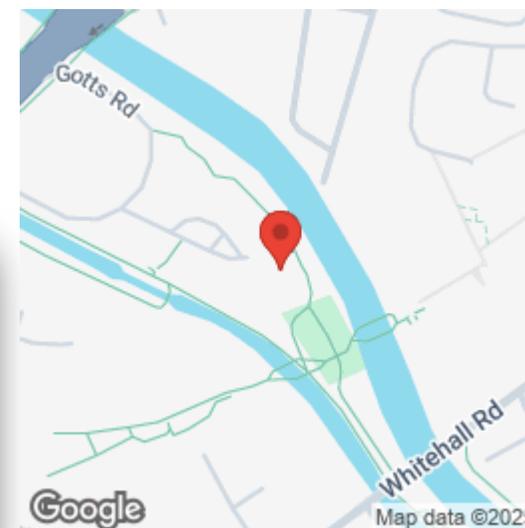
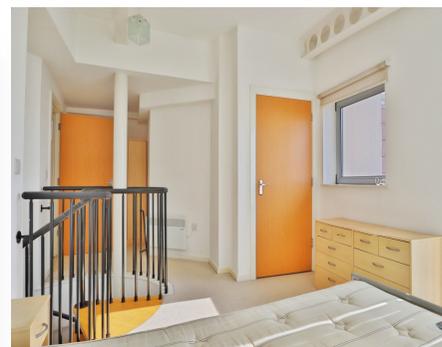
Council Tax Band: D Service Charge: 2106.00

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

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109271 - 0004

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