



Whinmoor Way, Leeds LS14 5DL

welcome to

Whinmoor Way, Leeds

This lovely apartment offers a bright and spacious living area, a fitted kitchen, lounge, bathroom and a comfortable double bedroom. Located in a desirable area with excellent transport links and local amenities, it's perfect for first-time buyers. *** GUIDE PRICE £95,000 - £105,000 ***



Entrance Hall

Kitchen

Kitchen with fully fitted wall and base units, window to the side.

Lounge

Lounge with window to the side, central heating radiator.

Bedroom

Bedroom with built-in storage space, window to the side.

Bathroom

Bathroom incorporating a three piece suite; bath tub, washing hand basin, W/C, window to the side.



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Whinmoor Way, Leeds

- Guide Price £95,000 - £105,000
- Upper Floor Apartment
- One Bedroom
- Ideal First Time Buy
- Close To Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 800.00

Ground Rent: 10.00

guide price

£95,000

view this property online [williamhbrown.co.uk/Property/CGT111214](https://www.williamhbrown.co.uk/Property/CGT111214)

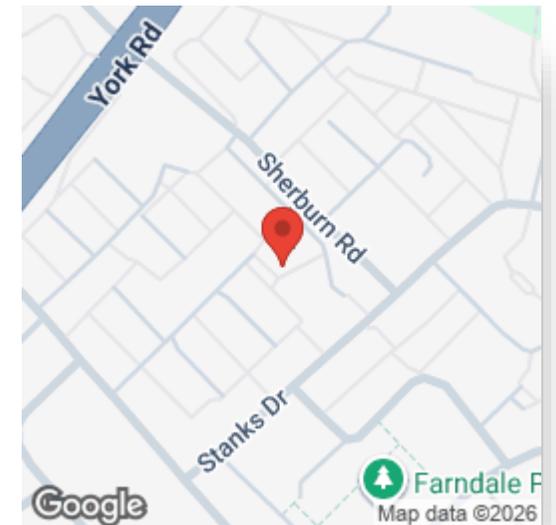
This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111214 - 0003

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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