



Marlowe Court Renton Drive, Guiseley Leeds LS20 8LW

welcome to

Marlowe Court Renton Drive, Guiseley Leeds

A well presented ground floor flat featuring a spacious double bedroom, permit parking and attractive communal gardens. Ideally located close to local amenities and the train station, offering excellent transport links. A fabulous opportunity for first time buyers and available with no onward chain.



Guiseley

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

Hallway

With two useful storage cupboards and access to all rooms.

Living Room

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

Kitchen

Well presented and fitted with a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for all other appliances. Additionally there is a storage cupboard housing the boiler.

Bedroom

A double bedroom with fitted wardrobes.

Bathroom

Comprising a bath, wc and hand basin.

Externally

There is permit parking and access to well maintained communal gardens.

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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welcome to

Marlowe Court Renton Drive, Guiseley Leeds

- WELL PRESENTED GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PERMIT PARKING
- WELL MAINTAINED COMMUNAL GARDENS
- FABULOUS LOCATION CLOSE TO AMENITIES & TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107674 - 0002

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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