



Newton Court, Leeds LS8 2PH

welcome to

Newton Court, Leeds

* NO ONWARD CHAIN*

Located in the desirable LS8 area, this two-bedroom flat offers spacious accommodation—with an additional spare/study room. The property benefits from a modern open-plan kitchen-diner and its own garage space. The grounds also include an open garden area for residents to enjoy.



Newton Court Hallway

The entrance hall is good sized and provides access to all rooms. There is also a useful storage cupboard located in the hallway.

Lounge

The lounge is generously sized and benefits from a large double-glazed window and two fitted radiators. Patio doors open out onto the balcony, and the open-plan layout flows seamlessly into the dining kitchen area.

Kitchen / Diner

The kitchen-dining area is also a generous space, featuring two large double-glazed windows that fill the room with natural light. The kitchen is modern and offers a good range of wall and base units, a sink with drainer, and integrated appliances. There is also a useful storage room within the kitchen, and the floor is finished with tiling.

Bedroom One

A spacious double bedroom featuring a double-glazed window and a fitted radiator. The room also benefits from direct access to the bathroom. The room is finished with carpet flooring.

Bedroom Two

Bedroom two is a well-proportioned double room benefiting from a double-glazed window and a fitted radiator. The room is finished with carpet flooring.

Spare Room / Study

The additional third room is ideal as a study or versatile spare space.

Bathroom

The bathroom can be accessed from either the hallway or the main bedroom. It features a double-glazed window and a fitted radiator. The suite includes a shower cubical, a freestanding bath, and a vanity sink with built-in storage. Spotlights to the ceiling and tiled flooring complete the space, and

there is also a large storage cupboard within the room.

Balcony

The balcony can be accessed from the lounge and offers space for a seating area.

Outside

The grounds offer accessible green space for residents to enjoy.



view this property online williamhbrown.co.uk/Property/OAK109374



welcome to

Newton Court, Leeds

- NO ONWARD CHAIN
- SPACIOUS ROOMS THROUGHOUT
- BENEFITS FROM A GARAGE
- MODERN KITCHEN / DINER
- GARDENS WITHIN THE REAR GROUNDS FOR RESIDENTS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1560.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 229 years from 23 May 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109374



Property Ref:
OAK109374 - 0005

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.


william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk