



**Blackmoor Court, Leeds LS17 7RT**

**welcome to**

**Blackmoor Court, Leeds**

A modern ground floor two-bed flat with open-plan living and a long lease. Ideally suited to first-time buyers, investors and downsizers. This home sits in a highly desirable location close to local amenities and transport links—an excellent opportunity not to be missed.



### **Lounge/Diner**

14' 6" Max x 9' 11" Max ( 4.42m Max x 3.02m Max )

Offering open plan living with dual aspect windows allowing a good amount of natural light to flow through.

### **Kitchen**

8' 7" Max x 7' 8" Max ( 2.62m Max x 2.34m Max )

The kitchen has a range of wall and base units, an integrated oven and spaces for all other appliances.

### **Bedroom One**

12' 11" Max x 9' 11" Max ( 3.94m Max x 3.02m Max )

A double bedroom with space for free standing furniture.

### **Bedroom Two**

9' 5" Max x 7' 11" Max ( 2.87m Max x 2.41m Max )

A single bedroom with space for free standing furniture.

### **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.



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## Blackmoor Court, Leeds

- GROUND FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN LIVING
- LONG LEASE
- PERFECT FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: E

Council Tax Band: B 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.

# £169,000

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Property Ref:  
MRT107466 - 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 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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