



Abode York Road, Leeds LS9 6TA

welcome to

Abode York Road, Leeds

A two-bedroom upper-floor flat located in the LS9 area of Leeds. The property is modern and well-presented throughout, benefiting from a contemporary open-plan kitchen/lounge and two bathrooms.



Adobe, York Road Hallway

The hallway is well sized and provides access to all rooms. It also includes two built-in cupboards, offering excellent additional storage.

Lounge

The lounge and kitchen/dining area form a spacious open-plan room. It benefits from two large double-glazed windows, creating a bright and airy feel, along with a fitted radiator. The lounge section features partly carpeted flooring and space for a dining area is also within this side. The kitchen is equipped with integrated appliances, a built-in extractor fan and a fitted fridge/freezer. Spotlights to the ceiling complete this modern, open space.

Bedroom One

A well-sized double bedroom finished in a clean, neutral style. It features a large double-glazed window and a fitted radiator. The room also benefits from an en-suite bathroom — a fantastic added feature.

En Suite

The en-suite features a spacious shower cubicle, along with a toilet and wash basin. It includes a chrome radiator and ceiling spotlights, with partly tiled walls and tiled flooring for a clean, modern finish.

Bedroom Two

Bedroom two is a spacious double room, featuring a large double-glazed window and a fitted radiator. A clean neutral space.

Bathroom

The bathroom is a well-presented space featuring a bath with overhead shower, toilet and wash basin. It has partly tiled walls and fully tiled flooring for a clean finish, complemented by ceiling spotlights.



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welcome to

Abode York Road, Leeds

- TWO BEDROOM
- UPPER FLOOR FLAT
- OPEN PLAN KITCHEN/LOUNGE
- CLEAN AND WELL PRESENTED THROUGHOUT
- MASTER BEDROOM FEATURES EN SUITE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2672.02

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109683 - 0002

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