



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.

Agent 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

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

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109683 - 0004

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.



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