



Eshald Mansion Lynwood Crescent, Woodlesford LEEDS LS26

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welcome to

Eshald Mansion Lynwood Crescent, Woodlesford LEEDS

OLD MEETS NEW within this INCREDIBLE, BEAUTIFULLY maintained FIRST FLOOR apartment in the ever POPULAR location of Woodlesford. GRADE II LISTED with a host of period features, this amazing property offers TWO DOUBLE BEDROOMS, communal green spaces, and designated parking!



Entrance Hall

Having the entrance door, a gas central heating radiator, ceiling spotlights, and useful storage cupboard.

Living Room

Featuring a sash window with wooden shutters, a gas central heating radiator, wall lights, cast iron fire with tiled hearth, high skirting's, picture rail and ceiling cornices.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back, and a cooker hood over. Also includes a fridge and washing machine, radiator, window to the rear, ceiling spotlights, and the gas central heating boiler.

Bedroom One

Having a sash window with wooden window shutters, and a radiator.

Bedroom Two

With a sash window and a radiator.

Shower Room

A modern shower room equipped with a walk in shower, a wash hand basin set within a vanity storage unit, and the w.c. Also has part tiling, ceiling spotlights, and a frosted window.

Loft Space

Accessed via a loft hatch in the hallway, and includes boarding and carpeting.



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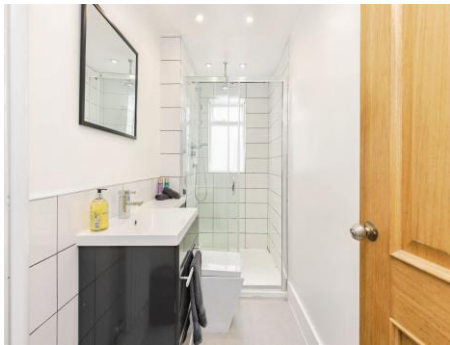
- Two Bedroom Apartment
- Grade II Listed Building
- Beautifully Presented Throughout
- Modern Kitchen & Shower Room
- Fabulous Period Features

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1080.00

Ground Rent: Ask Agent

£190,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111880 - 0003

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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