





Cranmer Bank,Leeds LS17 5LE

william h brown

welcome to

Cranmer Bank, Leeds

A well-presented first-floor flat featuring a newly fitted kitchen, private balcony and private gardens to the side and rear. Offered with no onward chain, this conveniently located property is ideal for first-time buyers and investors, with excellent access to local amenities and transport links.













Living Room
Generously proportioned and flooded with natural light, this bright and airy room provides plenty of space for furniture and benefits from access to a private balcony.

Kitchen
Recently fitted with a contemporary range of units, the kitchen boasts an integrated oven and gas hob, space for appliances, and stylish metro-tiled splashbacks, creating a practical and attractive cooking space.

Bedroom
Generously proportioned double bedroom with space for a range of bedroom furnishings.

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

Externally
The property benefits from a private garden to the side and rear, predominantly laid to lawn, providing an excellent outdoor space for relaxing, entertaining, or gardening.

Agents 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.

welcome to

Cranmer Bank, Leeds

- **GUIDE PRICE £120,000 - £130,000**
- FIRST FLOOR FLAT
- NEWLY FITTED KITCHEN
- PRIVATE BALCONY
- PRIVATE GARDEN TO THE SIDE & REAR

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 256.25
Ground Rent: 10.00

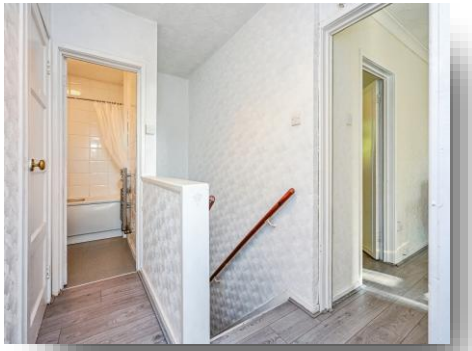
This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000 - £130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA110195

The Property Ombudsman

Property Ref:
HEA110195 - 0002

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

0113 278 5337

Headingley@williamhbrown.co.uk

1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.