



Apt 3 The Mount Richmond Hill Close, Leeds LS9 8GS

welcome to

Apt 3 The Mount Richmond Hill Close, Leeds

This MODERN, NEWLY BUILT GROUND FLOOR apartment offers both COMFORT and STYLE and would be the PERFECT buying opportunity for the professional. Close to Leeds City Centre, this exceptional home is a true gem. From the impressive layout to the TWO BATHROOMS, this exceptional home is a MUST SEE!



Entrance Hall

Having the entrance door opening into a generous hall space with double doors leading to a built in storage cupboard.

Bathroom

Equipped with a three piece bathroom suite which includes a bath with a waterfall shower over, a wash hand basin, and the w.c. Tiling to the floor and walls, ceiling spotlights and towel radiator.

Open Plan Lounge / Diner

A fantastic space with a window, ceiling spotlights, and an opening to the kitchen.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset sink with a mixer tap, an electric oven with an induction hob, splash back, and a cooker hood unit over. Also includes an integrated dishwasher and an integrated fridge freezer.

Bedroom One

Featuring a window, wall mounted electric heater, and ceiling spotlights.

En-Suite

Fitted with a shower cubicle, wash hand basin and a w.c. Tiling to the floor and part tiled walls, towel radiator, and ceiling spotlights.

Bedroom Two

Having a window, electric wall mounted heater, and ceiling spotlights.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Apt 3 The Mount Richmond Hill Close, Leeds

- Newly Built Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To The Master Bedroom
- Ready To Move In To
- Fantastic For Professionals

Tenure: Leasehold EPC Rating: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

£320,000



Please note the marker reflects the
postcode not the actual property

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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.



Property Ref:
CGT112024 - 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.

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