



**Elba Gotts Road, Leeds LS12 1DD**

welcome to

## Elba Gotts Road, Leeds

- Parking space available
- Two spacious double bedrooms
- Modern, well-presented fifth floor flat
- Excellent transport links
- Easy access to the city centre

Tenure: Leasehold EPC Rating: C  
Council Tax Band: D Service Charge: 2348.04  
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£180,000**

### Lounge

A spacious and modern lounge featuring laminate flooring, doors opening to the rear garden, and lovely views of the river. The room benefits from an electric heater and offers a bright, inviting space for relaxing or entertaining.

### Kitchen

A distinctly stylish kitchen fitted with cream units, laminate worktops and a ceramic sink. The space features a tiled floor, extractor, hob with undermount oven, and integrated fridge-freezer and dishwasher, offering a clean, practical and contemporary cooking environment.

### Bedroom 1

A spacious and modern primary bedroom featuring soft carpeting, a front-facing window, and an electric heater. The room comfortably accommodates a double bed and offers a bright, inviting atmosphere.

### Bedroom 2

A bright and modern double bedroom featuring soft carpeting, a front-facing window, and an electric heater. The room feels spacious and well-presented, offering a comfortable and inviting space.

### Bathroom

A modern bathroom featuring a lino

floor, panelled bath, tiled walls, wall-hung sink, and WC. An electric heater provides added comfort, and the clean, simple finishes create a practical and well-presented space.

### Balcony

A front-facing balcony with decking, offering attractive views and a pleasant outdoor space to relax.



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#### Property Ref:

HEA109778 - 0006

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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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