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# 8 Towler Drive

## Leeds, LS13 1PB

## Fixed Asking Price £185,000

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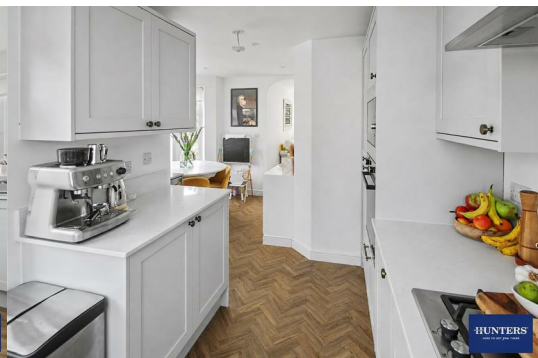
Welcome to Normington House, a delightful ground floor apartment located at 8 Towler Drive, Leeds, LS13 1PB. This modern two-bedroom residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you are greeted by a spacious living room that overlooks beautifully maintained grounds and fields, providing a serene backdrop for relaxation. The open-plan design seamlessly connects the living area to a well-equipped kitchen and dining space, perfect for entertaining guests or enjoying family meals. The kitchen boasts modern fittings, ensuring that cooking is a pleasure.

The apartment features two generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom, adding a touch of luxury to your daily routine. A separate family bathroom serves the second bedroom and guests, ensuring ample facilities for all.

Situated in a sought-after location, this property not only offers a comfortable living space but also the convenience of allocated parking for one vehicle, along with additional visitor parking. This key-turn property is



Hallway

Living Room 11'7" x 11'5" (3.55 x 3.48)

Kitchen - Dining 18'11" x 10'11" (5.79 x 3.33)

Bedroom One 11'7" x 10'9" (3.54 x 3.30)

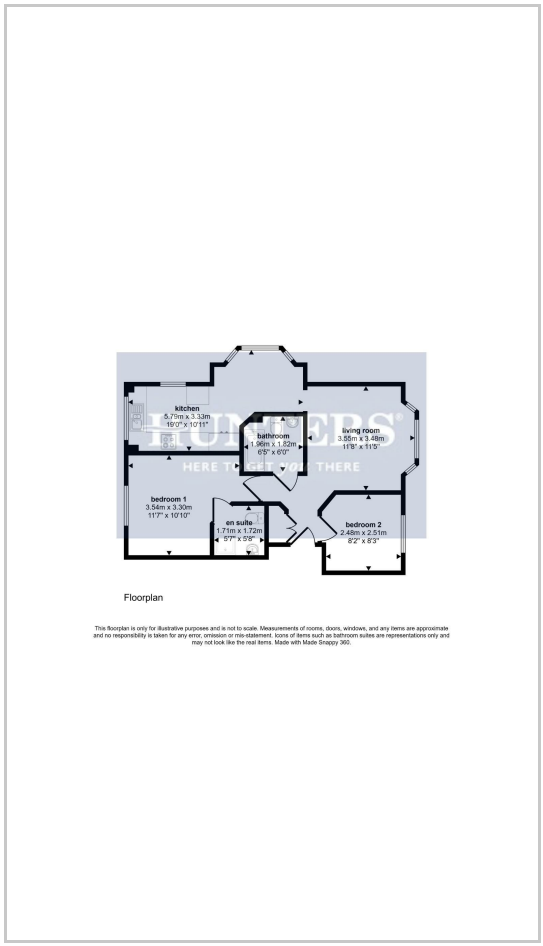
En Suite 5'7" x 5'7" (1.71 x 1.72)

Bedroom Two 8'1" x 8'2" (2.48 x 2.51)

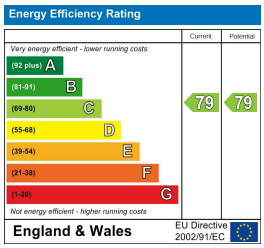
Family Bathroom 6'5" x 5'11" (1.96 x 1.82)

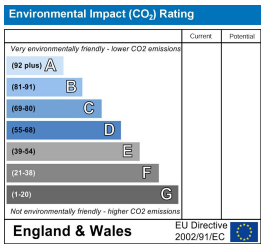
## Area Map

## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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