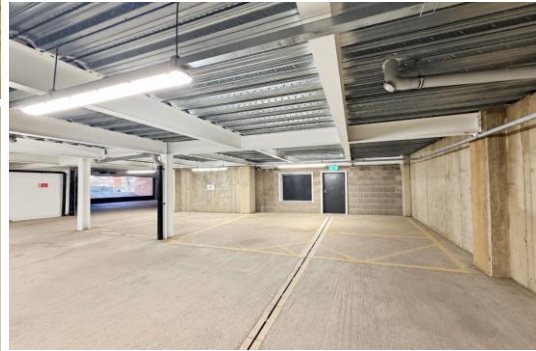




Mabgate
Leeds, LS9 7EA

£135,000

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GetAnOffer



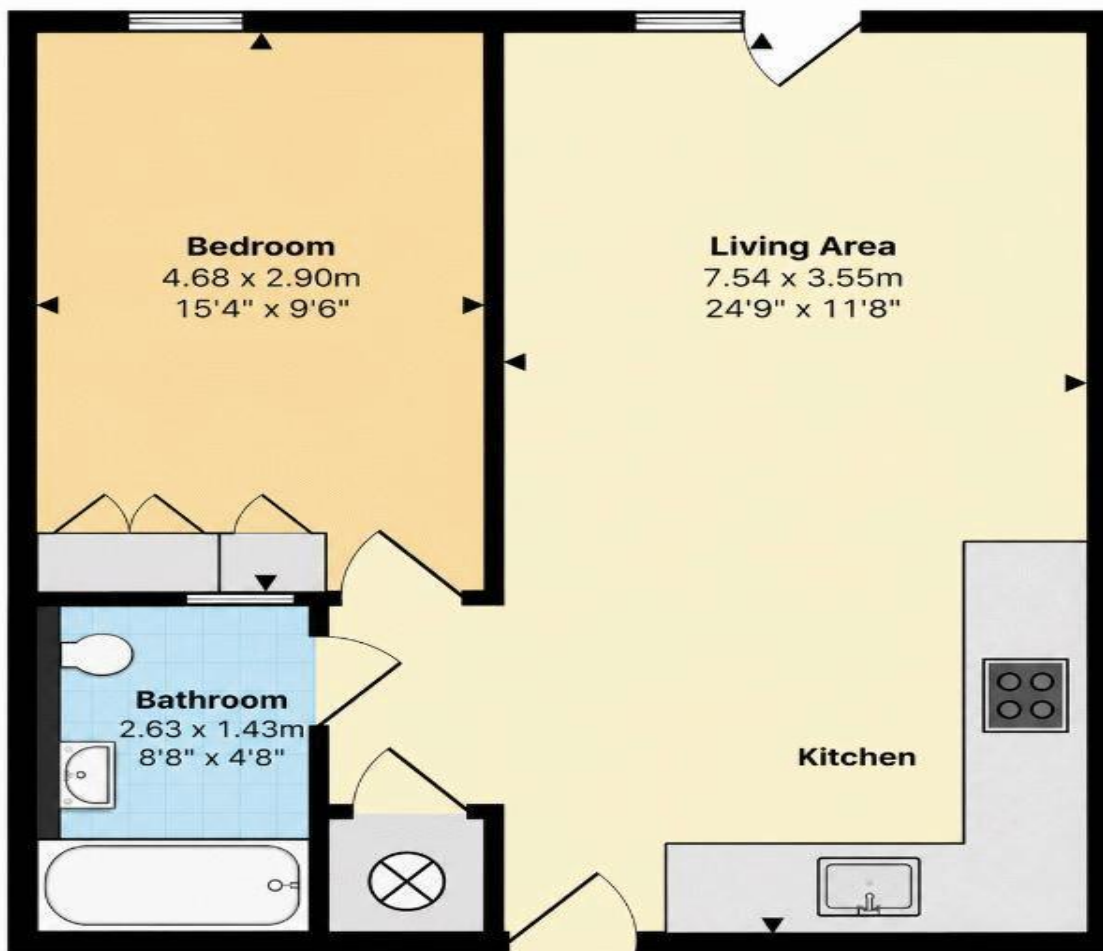
MAIN FEATURES:

- **Beautifully Presented Second Floor Apartment**
- **Benefitting from No Onward Chain**
- **Open Plan Modern Fitted Kitchen/Lounge/Diner**
- **Good Size Double Bedroom & Bathroom/WC**
- **Secure Residents Parking**
- **Long Lease & Lift Access**

Ideally situated within easy reach of Leeds city centre, this beautifully presented second floor apartment offers stylish, low-maintenance living and would make an excellent choice for first-time buyers, professionals or investors. Offered for sale with no onward chain, the property is ready for its new owner to enjoy. The accommodation centres around a bright and contemporary open-plan lounge, dining area and modern fitted kitchen, creating a sociable and versatile space for relaxing and entertaining. There is also a good-sized double bedroom together with a well-appointed bathroom/WC. Further benefits include secure residents' parking, lift access and a long lease, adding to the convenience and appeal of this impressive apartment.

Leylands House enjoys a convenient Mabgate location, well placed for everything Leeds has to offer. The city centre is within easy reach, providing an excellent selection of shops, restaurants, bars, entertainment and cultural attractions. Leeds Bus Station and major transport links are also readily accessible, making the property particularly convenient for commuters and those looking to enjoy city living.

An attractive, modern apartment combining comfort, convenience and accessibility – early viewing is highly recommended.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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