

Bodmin Walk, Leeds LS10 4FU

welcome to

Bodmin Walk, Leeds

Property being sold as 35% share with option to buy 100% as freehold

FABULOUS TWO BEDROOM MID TERRACE HOME, MODERN and WELL PRESENTED throughout, READY to MOVE INTO, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, PARKING for TWO CARS, ENCLOSED LAWNED GARDEN to the rear.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

13' 11" x 10' 8" (4.24m x 3.25m)
uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading through to the kitchen/diner.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

Kitchen/Diner

12' 6" x 9' 8" (3.81m x 2.95m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, integrated fridge freezer and dishwasher, gas central heating radiator, uPVC double glazed window to the rear, uPVC double glazed patio doors leading out to the rear garden.
Access through to the utility room.

Utility Room

7' 3" x 4' (2.21m x 1.22m)
Base units with space for a washing machine. Access to the downstairs WC.

First Floor Landing

Loft access and access to both bedrooms and the house bathroom.

Bedroom One

9' 8" x 14' 1" (2.95m x 4.29m)
Two uPVC double glazed windows to the front,

fitted wardrobe.

Bedroom Two

9' 4" x 14' (2.84m x 4.27m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of a bath with taps and electric shower, low level flush WC, heated towel rail, part tiled walls.

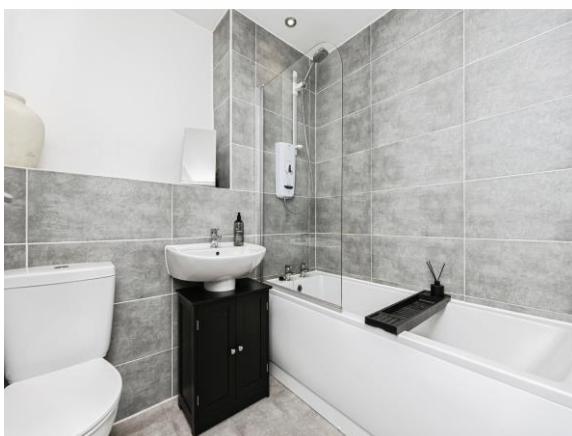
Exterior

Parking to the front for two cars, EV charger and to the rear is an enclosed lawned garden with paved area, perfect space for the family to enjoy.

Please Note:

The property is currently on a shared ownership but the vendor will be selling as 100% freehold with an annual service charge - for more information on this please speak to your conveyancer.





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Bodmin Walk, Leeds

- Two bedroom mid terrace home
- Perfect FTB/young family home
- Modern and well presented throughout
- Downstairs WC
- Parking and lawned rear garden

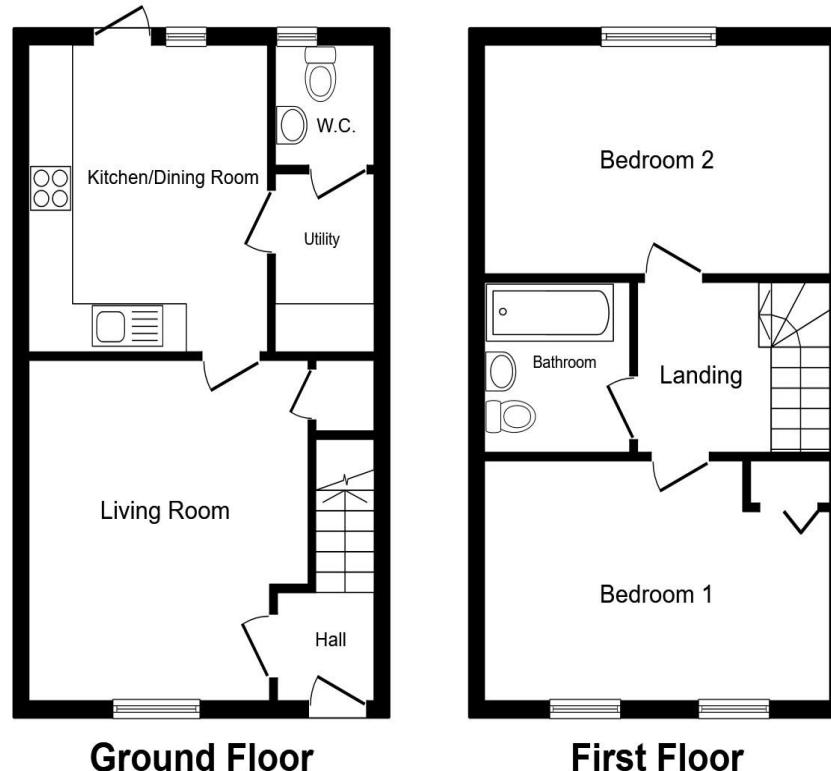
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 12.63

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£71,750



Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
MLY111530 - 0007

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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