



Aspect 14 Elmwood Lane, Leeds LS2 8WG

welcome to

Aspect 14 Elmwood Lane, Leeds

A spacious second floor apartment offering open plan living, two double bedrooms and two bathrooms. Ideally located for Leeds city centre and transport links, with access to communal gardens. An excellent opportunity for first-time buyers or investors, offered to the market with no onward chain.



Hallway

With two storage cupboards and access to all rooms.

Living/Kitchen/Dining

Offering open plan living, this is a fabulous space with ample room for furniture. The kitchen area offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above. Integrated appliances include an oven, fridge freezer and there is space for a washing machine. The lounge area has access to a small balcony.

Master Bedroom

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Comprising a bath, wc and hand basin.

Externally

There is access to communal gardens.



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Aspect 14 Elmwood Lane, Leeds

- **GUIDE PRICE £150,000 - £160,000**
- 2ND FLOOR APARTMENT
- SPACIOUS OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1486.12

Ground Rent: 297.85

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.

guide price

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110149 - 0002

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.

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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