



Fenton Place, Middleton LEEDS LS10 4FH

welcome to

Fenton Place, Middleton LEEDS

PERFECT FTB/YOUNG COUPLE/PROFESSIONAL/INVESTOR, TWO DOUBLE bedroom MODERN GROUND FLOOR APARTMENT with ALLOCATED PARKING and a GARAGE, OPEN PLAN LIVING KITCHEN, ENSUITE to master bedroom and a MODERN HOUSE BATHROOM.

Entrance Hall

Storage cupboard, electric heater.

Open Plan Living Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, breakfast bar, electric oven, induction hob, space for dishwasher and washing machine, uPVC double glazed window and uPVC double glazed French doors with Juliet balcony.

Bedroom One

uPVC double glazed windows to the side and rear, electric heater, two uPVC double glazed French doors with Juliet balconies. Access to the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, electric towel heater, part tiled walls.

Bedroom Two

uPVC double glazed window to the rear, electric heater.

Bathroom

A three piece modern bathroom comprising of a bath with shower over, low level flush WC, wash hand basin, tiled floor, part tiled walls, electric towel heater.

Exterior

Allocated parking space and a garage with up and over door.





view this property online williamhbrown.co.uk/Property/MLY111767



welcome to

Fenton Place, Middleton LEEDS

- Two bedroom ground floor apartment
- Modern and well presented
- Open plan living kitchen
- Garage & allocated parking
- Perfect FTB/young couple

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2396.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 66.5 m² (716 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



view this property online williamhbrown.co.uk/Property/MLY111767



Property Ref:
MLY111767 - 0005

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.


william h brown



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk