



**Chestnut Lane, Leeds LS14 6GJ**



**welcome to**

## **Chestnut Lane, Leeds**

Two-bedroom upper-floor apartment offers open-plan living with a stylish kitchen and lounge area. Enjoy the convenience of allocated parking and a prime location close to local amenities and transport links. Perfect for professionals or first-time buyers seeking a low-maintenance home.



### **Open Plan Kitchen**

10' 9" MAX x 8' 6" MAX ( 3.28m MAX x 2.59m MAX )

Open-plan lounge and kitchen, creating a modern and versatile living space. The kitchen is fully fitted with wall and base units, integrated appliances, and benefits from a side window that fills the area with natural light.

### **Open Plan Lounge**

13' 6" MAX x 14' 9" MAX ( 4.11m MAX x 4.50m MAX )

The lounge offers a comfortable setting for relaxation, also complemented by a side window for an airy feel.

### **Bedroom One**

8' 5" MAX x 14' 9" MAX ( 2.57m MAX x 4.50m MAX )

Window to the rear.

### **Bedroom Two**

14' 9" MAX x 8' 5" MAX ( 4.50m MAX x 2.57m MAX )

Window to the rear.

### **Bathroom**

The bathroom incorporates a modern three-piece suite, featuring a bathtub with shower facilities, a wash hand basin, and a W/C.



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## Chestnut Lane, Leeds

- GUIDE PRICE £140,000-£150,000
- UPPERFLOOR APARTMENT
- TWO BEDROOMS
- OPEN-PLAN KITCHEN AND LOUNGE
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1100.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111217 - 0003

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