

Chestnut Lane, Leeds LS14 6GJ



welcome to

Chestnut Lane, Leeds

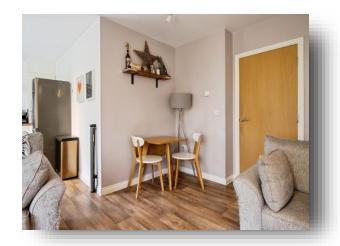
Two-bedroom upper-floor apartment offers open-plan living with a stylish kitchen and lounge area. Enjoy the convenience of allocated parking and a prime location close to local amenities and transport links. Perfect for professionals or first-time buyers seeking a low-maintenance home.













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 \times 8' 5" MAX (4.50m MAX \times 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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- 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

view this property online williamhbrown.co.uk/Property/CGT111217



Property Ref: CGT111217 - 0003 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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