



Westray Gotts Road, Leeds LS12 1DJ



welcome to

Westray Gotts Road,Leeds

Public Notice

Address: Flat 19 Westray, Gotts Road , Leeds LS12 1DJ

We are acting in the sale of the above property and have received an offer of £118,000



Entrance

With wood panel flooring and cupboard housing the watertank.

Lounge

15' 1" Max x 12' 11" Max (4.60m Max x 3.94m Max)

Open to the kitchen with wood plank flooring, window and fully glazed double doors opening to the balcony.

Kitchen Area

9' 8" Max x 6' 6" Max (2.95m Max x 1.98m Max)

The kitchen is open to the lounge and offers wall and base units with work surfaces incorporating a sink, drainer and electric hob with extractor fan above. There are spaces and plumbing for appliances.

Bedroom

14' 2" Max x 9' 8" Max (4.32m Max x 2.95m Max)

A good size double bedroom with space for free standing furniture and fully glazed double doors opening to the balcony.

Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc and a wall mounted wash hand basin.



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Westray Gotts Road, Leeds

- NO ONWARD CHAIN
- UPPER FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- PRIME LEEDS LOCATION

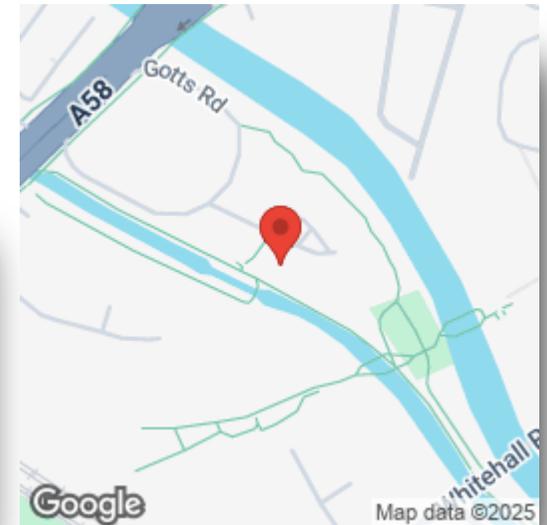
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

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.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEA109074](https://www.williamhbrown.co.uk/Property/HEA109074)



Property Ref:
HEA109074 - 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.

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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