



**Bonaire Gotts Road, Leeds LS12 1DL**

welcome to

## Bonaire Gotts Road, Leeds

- Guide Price £250,000 - £260,000
- Two Bedroom Duplex Apartment
- Balcony Over Looking The Canal
- Allocated Parking & Concierge
- Good Transport Links To Leeds City Centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2600.00

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.

guide price

**£250,000**

**view this property online** [williamhbrown.co.uk/Property/HEA109236](http://williamhbrown.co.uk/Property/HEA109236)



Property Ref:

HEA109236 - 0004

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### Bonaire, Gotts Road

A contemporary two bedroom duplex apartment situated on the western outskirts of Leeds city centre between the river Aire and the Leeds-Liverpool canal within the City Island development. In brief the apartment comprises; open plan kitchen/lounge, two bedrooms, shower room as well as bathroom. The property also benefits from having two private balconies offering views over the canal and tow path, an allocated parking space and a concierge service. This property is well positioned for easy access into and out of the city centre, as well as the bars and restaurants the West End of the city has to offer - with the main train station being a short walk away.

### Entrance/Hall

The apartment door opens in to the hallway, which has a secure entry telecom and stairs rising to the first floor.

### Lounge/Kitchen

The lounge area is extremely light and bright, thanks to its floor to ceiling windows, which provide access to two flagged terraces. The ceilings are vaulted, with architectural metal structural supports. Double doors lead out to the balcony. The Kitchen has a range of wall and base units in a gloss back finish with complimentary work surfaces over which incorporate a round stainless steel sink with mixer tap and water filter tap with separate drainer. Split level cooking comprises; electric oven and electric hob with cooker hood over. Integrated fridge freezer and dishwasher as well as plumbing for washing machine.

### Bedroom 1

The main bedroom, which is located on the upper level, is a fantastic size. Double glazed window to the side elevation and the room also benefits from access to a mezzanine.

### Mezzanine/Office Space

A space accessed from bedroom one, the mezzanine offers a versatile area currently being used as a study, which offers lofty views over the lounge below and out over the canal.

### Bedroom Two

The second bedroom, which is located off the entrance hall, is another double room. The room also benefits from having access to a secondary terrace, again offering views over the canal below.

### Shower Room

Located on the lower floor, shower room is part tiled and has a walk in shower cubicle, wash hand basin and low flush wc.

### Bathroom

Located on the upper level, the white three piece suite comprises; bath with mains fed shower over with shower screen to the side, wash hand basin and low flush wc. Part tiling to walls and extractor fan. Double glazed window to the front elevation.



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