



West Point, Leeds, LS1 4JJ

£204,950

- Open Plan Living Room
- Large configuration
- 2 Bedrooms
- Prime location
- 2 Bathrooms
- Balcony

Two bedroom apartment with outstanding living space. The property is one of the largest configurations available in the development! The accommodation briefly comprises: Entrance Hall, Open Plan Living Room incorporating fully equipped Kitchen area with integrated appliances, Two double bedrooms with the primary Bedroom having fitted wardrobes and ensuite shower room, second bedroom has access to the Jack n Jill bathroom which has a full bath and shower. Good sized walk on balcony accessed from the Living Room. The development benefits from a Supermarket, bars and restaurants on site and is superbly located just five minutes walk from Leeds train station. No parking. EWS1 certified.

EPC Rating C.

Council tax band D.

Entrance Hall

Hallway with wall mounted electric panel heater, laminate flooring and spot lighting. Storage cupboard housing water cylinder and plumbing for washing machine

Open Plan Living/Kitchen/Diner

Good sized open plan living area with laminate flooring and inset ceiling spot lights, electric wall mounted panel heater. The kitchen area comprises of: fitted black gloss wall and base units with laminate work tops, integrated fridge, integrated dishwasher, stainless steel sink unit, stainless steel effect splash back, concealed extractor, under cabinet lighting, There are sealed unit floor to ceiling window and patio door giving access to the good sized balcony.

Bedroom One

Sealed unit double glazed windows, carpeted, wall mounted electric panel heater, fitted wardrobe.

Ensuite Shower Room

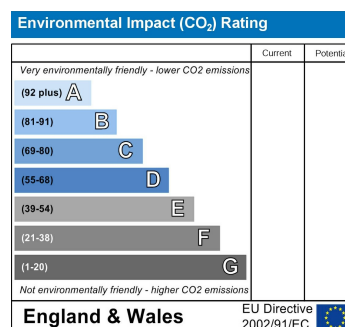
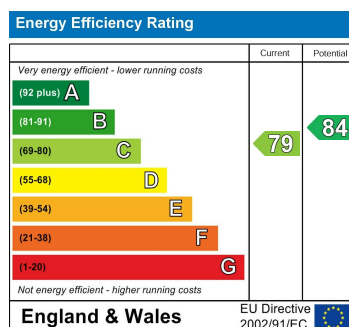
Shower enclosure, wall mounted WC and hand wash basin, partially tiled walls, tiled flooring, inset ceiling spot lighting, stainless steel heated towel rail, extractor fan.

Bedroom Two

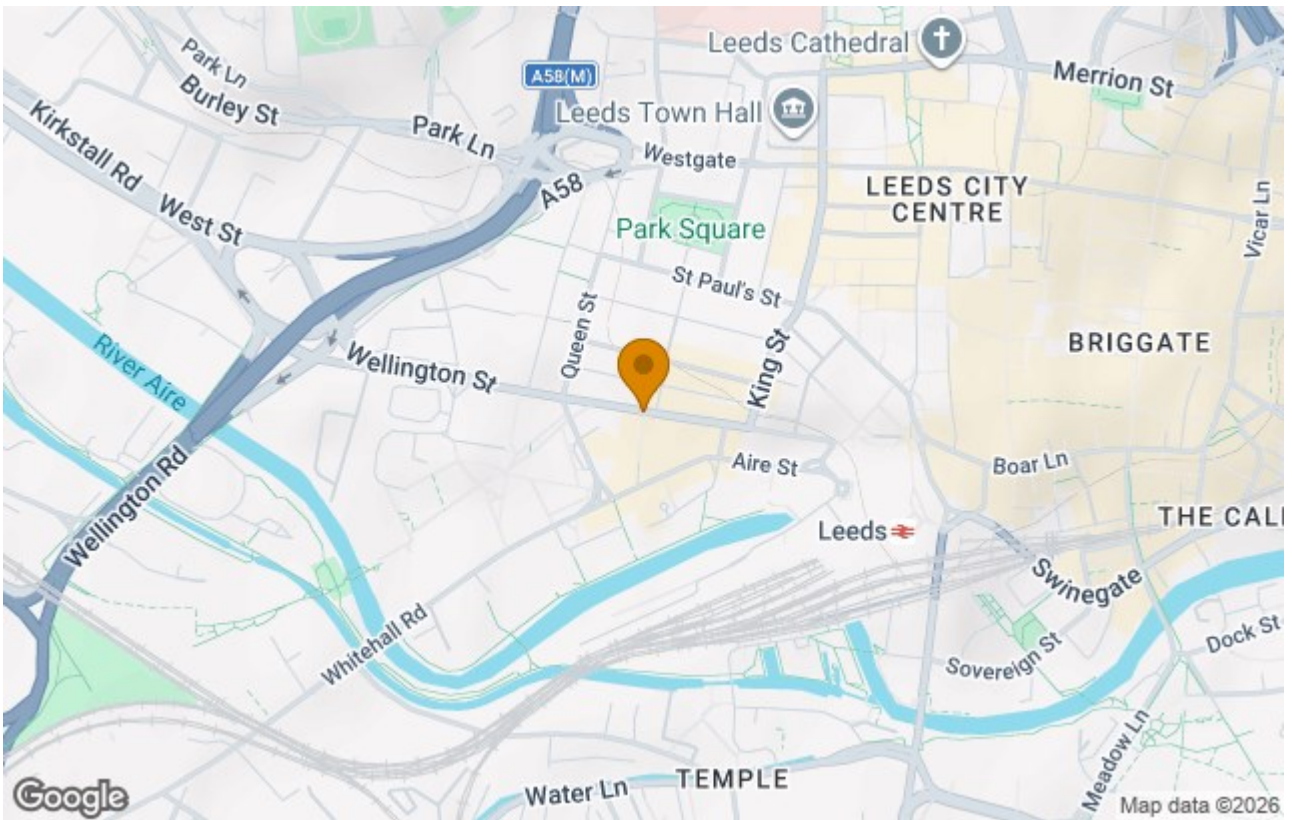
Sealed unit double glazed windows, wall mounted electric panel heater, carpeted, access to Jack n Jill bathroom.

Jack n Jill Bathroom

Bath with shower over, glass shower screen, wall mounted WC and hand wash basin, inset mirror and tiled shelf, partially tiled walls, tiled floor, spot lighting, extractor fan, stainless steel heated towel rail.



Spacious two bedroom, two bathroom apartment in West Point with balcony located 5 minutes walk from Leeds Train Station.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.