



**Pearsons Way, Seacroft Leeds LS14 6GB**

**welcome to**

**Pearsons Way, Seacroft Leeds**

Ready to FLY THE NEST or are you LOKING TO INVEST? Then this FIRST FLOOR, TWO BEDROOM apartment set in a POPULAR LOCATION could be THE ONE FOR YOU! Offering modern, open plan living AND parking, this is an INCREDIBLE buying opportunity. Contact us to view!



### **Kitchen/Dining Room**

7' 10" MAX x 12' 10" MAX ( 2.39m MAX x 3.91m MAX )

Modern kitchen with fitted wall and base units, integrated electric oven with gas hob and extractor overhead, stainless steel sink and drainer, vinyl flooring, gas central heating radiator and double glazed window.

### **Lounge**

12' 2" MAX x 16' 9" MAX ( 3.71m MAX x 5.11m MAX )

Large open plan lounge and dining area, carpeted throughout, radiator, double glazed window, Juliet balcony and access to the kitchen.

### **Bedroom One**

8' 10" MAX x 12' 2" MAX ( 2.69m MAX x 3.71m MAX )

Double bedroom, carpeted throughout, radiator, double glazed window to the side.

### **Bedroom Two**

6' 11" MAX x 12' 2" MAX ( 2.11m MAX x 3.71m MAX )

Carpeted throughout, radiator, double glazed window to the side.

### **Bathroom**

Modern fitted bathroom with vinyl flooring, part tiled walls, white suite comprising of W/C, washing hand basin, bath with shower overhead, gas central heated radiator and double glazed window.



**view this property online** [williamhbrown.co.uk/Property/CGT110851](http://williamhbrown.co.uk/Property/CGT110851)



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## Pearsons Way, Seacroft Leeds

- First Floor Apartment
- Two Bedrooms
- Modern, Open Plan Living
- Well Maintained Throughout
- Popular Residential Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

# £125,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT110851 - 0010

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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