



**Garden Flat Street Lane, Leeds LS8 2ET**

**welcome to**

**Garden Flat Street Lane, Leeds**

This two-bedroom ground-floor flat offers modern accommodation throughout, in the highly sought-after location of Street Lane. The property benefits from a spacious, beautifully maintained shared garden, along with a private garage providing off-street parking.



## **Garden Flat, Street Lane**

### **Entrance Hall**

#### **Bedroom One**

A double bedroom featuring front double-glazed bay windows and a fitted radiator. This room also benefits from built-in cupboard space with double doors and is finished with ceiling spotlights and laminate flooring.

#### **Lounge**

A well-sized lounge featuring two fitted radiators, a large double glazed window and French doors that open out to a beautifully presented shared garden. The space flows naturally into the kitchen, yet still feels distinct due to the layout. The room is finished with laminate flooring.

#### **Kitchen**

The kitchen features a range of wall and base units with an integrated oven and hob, as well as space for under-counter appliances. Tiled splashbacks complete the room.

#### **Bedroom Two**

A double room featuring a double-glazed window and a fitted radiator. The room includes a built-in cupboard with double doors, along with a separate utility room housing the boiler and offering ample space to accommodate both a washing machine and tumble dryer.

#### **Shower Room**

A stylish, fully tiled bathroom showcasing a walk-in shower with dual shower heads — including a waterfall feature — alongside a sleek wall-hung basin and toilet, complemented by ceiling spotlights and an extractor fan.

#### **External**

The property benefits from an allocated garage providing a dedicated parking space, along with a beautifully maintained shared garden. This stunning outdoor area is laid to lawn and bordered by mature trees, creating an attractive and peaceful setting.

## **Agent Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



***view this property online*** [williamhbrown.co.uk/Property/OAK108398](https://www.williamhbrown.co.uk/Property/OAK108398)



welcome to

## Garden Flat Street Lane, Leeds

- GROUND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED GARAGE
- SHARED GARDEN WHICH IS BEAUTIFULLY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAK108398](http://williamhbrown.co.uk/Property/OAK108398)



Property Ref:  
OAK108398 - 0006

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.



william h brown



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



498 Roundhay Road, Oakwood, LEEDS, West  
Yorkshire, LS8 2HU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**