



Brookfield Court, Leeds LS13 1ND

welcome to

Brookfield Court, Leeds

This well-presented one-bedroom ground floor flat offers comfortable, low-maintenance living with the added benefit of private outdoor space and excellent accessibility. Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the property combines practicality with modern touches.



Brookfield Court Kitchen

10' 9" max x 7' 7" max (3.28m max x 2.31m max)

Newly fitted kitchen suite with an array of worktop space and wall and base units

Lounge

12' 2" max x 11' 5" max (3.71m max x 3.48m max)

A bright and open room with patio doors leading to the rear garden.

Bedroom One

15' 9" max x 10' 9" max (4.80m max x 3.28m max)

A double bedroom positioned to the rear of the property, offering an array of ample floor space.

Bathroom

A newly fitted shower room with wc and wash basin.

External

Externally there is communal parking to the main entrance of Brookfield Court, To the rear there is a private garden ideal for relaxing. With ramped access to the rear.

Agent Note

This property is sold subject to the Grant Of Probate.

Agent Note

We are in receipt of limited information about the property.



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Brookfield Court, Leeds

- ** GUIDE PRICE £110,000 - £120,000 **
- ONE BEDROOM GROUND FLOOR APARTMENT
- NEWLY FITTED KITCHEN
- SHOWER ROOM
- RAMPED ACCESS AT REAR

Tenure: Leasehold EPC Rating: Awaiting

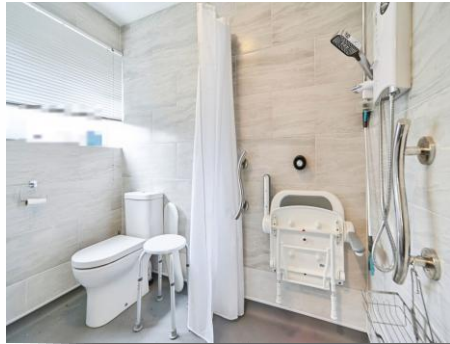
Council Tax Band: A Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Nov 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116713 - 0002

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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 257 2014



Pudsey@williambrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williambrown.co.uk](https://www.williambrown.co.uk)