

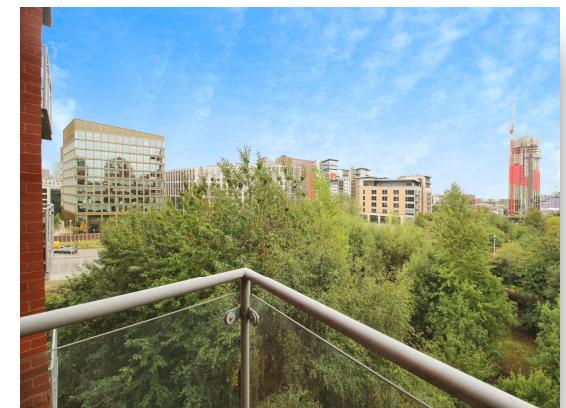


Faroe Gots Road, Leeds LS12 1DF

welcome to

Faroe Gotts Road, Leeds

A well presented two-bedroom apartment in a prime location close to the city centre. This property offers a generous open-plan lounge and kitchen area, two spacious double bedrooms, and a balcony off the lounge with stunning city views. Available with no onward chain.



Hallway

A spacious hallway giving access to all rooms.

Lounge/Kitchen

24' 1" Max x 11' 10" Max (7.34m Max x 3.61m Max)

A spacious, bright and airy room offering open plan living. The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and electric hob with extractor hood above. Integrated appliances include an oven, fridge freezer and there is space for a washing machine. Laminate flooring continues into the lounge area with fully glazed doors opening up to a balcony boasting views across the city.

Bedroom One

13' Max x 7' 5" Max (3.96m Max x 2.26m Max)

A double bedroom with space for free standing furniture.

Bedroom Two

11' 1" Max x 8' 2" Max (3.38m Max x 2.49m Max)

A double bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin.



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welcome to

Faroe Gotts Road, Leeds

- GUIDE PRICE £160,000 - £170,000
- OPEN PLAN LIVING
- SPACIOUS ROOMS
- BALCONY OVERLOOKING THE CITY
- COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: C

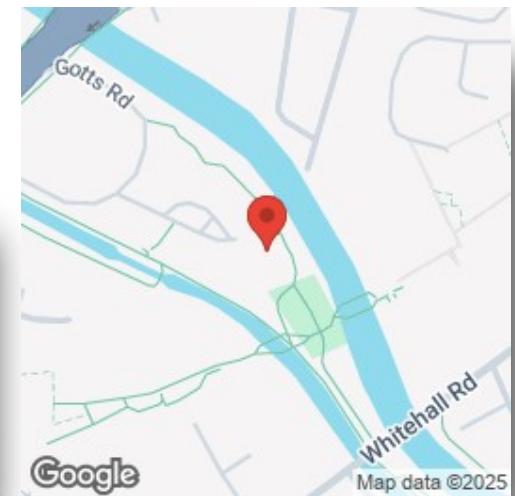
Council Tax Band: D Service Charge: 2000.00

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

£160,000



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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.

Property Ref:
HEA109457 - 0004

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.

Please note the marker reflects the postcode not the actual property

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