



The Highlands Harrogate Road, Leeds LS17 8WA

welcome to

The Highlands Harrogate Road, Leeds

Spacious ground floor flat in a desirable location featuring two double bedrooms, including a principal bedroom with en-suite facilities. Benefits include a well-presented kitchen, private patio area, secure parking, and access to attractive communal gardens.



Hallway

With access to all rooms and storage cupboards.

Living/Dining

A spacious bright and airy room with a wall mounted fire and a door opening to a patio area.

Kitchen

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob. Integrated appliances include an oven, dishwasher and fridge freezer.

Bedroom One

A double bedroom with fitted wardrobes and access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with fitted wardrobe.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Externally

There is secure underground parking and access to communal gardens.

Agents 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/OAK110018



welcome to

The Highlands Harrogate Road, Leeds

- SPACIOUS GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- EN-SUITE FACILITIES
- WELL PRESENTED KITCHEN
- PRIVATE PATIO AREA

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 299.56

Ground Rent: 357.31

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1997.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110018



Property Ref:
OAK110018 - 0002

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



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



williamhbrown.co.uk