



Brentwood Court North Parade, Leeds LS16 5QB

welcome to

Brentwood Court North Parade, Leeds

Perfect for first-time buyers and investors alike, this well-presented ground floor flat offers a double bedroom, spacious living/dining room, private patio and allocated parking. Ideally located close to local amenities with excellent travel links, providing convenient and comfortable living.



Hallway

With access to all rooms.

Living/Dining

A spacious, bright and airy room with ample space for furniture and a door leading out to a private patio area.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated oven and spaces for all other appliances.

Bedroom

A double bedroom with space for free standing furniture.

Bathroom

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

Externally

There is a private patio area and an allocated parking space.

Agents Notes

1, 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.

2, There is a private right of way for access to the private garden.



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Brentwood Court North Parade, Leeds

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING/DINING ROOM
- PRIVATE PATIO
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 880.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1982.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000

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Property Ref:
HEA110150 - 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.



Please note the marker reflects the
postcode not the actual property



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