



Aire Lofts Happy Walk, Leeds LS9 8FX

welcome to

Aire Lofts Happy Walk, Leeds

Modern ground floor duplex apartment offering stylish accommodation over two floors, featuring two double bedrooms with stylish en-suites, spacious open-plan living/kitchen, private decked seating area and allocated parking. Conveniently located in Leeds with excellent access to local amenities.



Ground Floor

Living/Dining/Kitchen

A superb open-plan living space featuring a stylish modern kitchen fitted with a range of wall and base units, complementary work surfaces, and integrated appliances including a fridge freezer, dishwasher, and oven. The generous lounge area offers ample space for a variety of furniture arrangements, while fully glazed patio doors overlooking the garden provide plenty of natural light, creating an ideal space for both everyday living and entertaining and provide direct access to a private decked seating area.

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Fitted with a WC and hand wash basin, providing practical facilities for guests and everyday family living.

Utility Room

A useful utility room providing space and plumbing for a washer/dryer, offering practical laundry facilities while helping to keep the main living areas clutter-free.

First Floor

Bedroom One

A spacious double bedroom offering ample room for a range of freestanding furniture. The room benefits from direct access to a private en-suite bathroom, creating a comfortable and practical principal bedroom suite.

En-Suite

A contemporary en-suite bathroom fitted with a paneled bath featuring a rainfall shower over, WC, and a stylish floating hand basin. Finished with modern white tiling and striking black fittings, the room offers a sleek and elegant design.

Bedroom Two

A generously sized double bedroom with ample space for freestanding furniture, creating a comfortable and versatile room. The bedroom further benefits from direct access to a modern en-suite shower room, providing added convenience and privacy.

En-Suite Shower Room

A stylish and contemporary en-suite fitted with a spacious walk-in shower featuring a rainfall shower head, a modern floating wash hand basin, and a WC. Finished with sleek white tiling and contrasting black fittings, the room offers a luxurious and modern feel.

Externally

Externally, the property enjoys a private decked seating area, providing an ideal space for outdoor dining and relaxation, together with the added benefit of an allocated parking space.

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.



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Aire Lofts Happy Walk, Leeds

- **GUIDE PRICE £325,000 - £350,000**
- MODERN GROUND FLOOR DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- TWO CONTEMPORARY EN-SUITES
- SPACIOUS OPEN PLAN LIVING/KITCHEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1680.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110202 - 0003

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