



North Hill Road, Leeds LS6 2EN

welcome to

North Hill Road, Leeds

Grade II listed ground floor apartment featuring two double bedrooms, two bathrooms and a spacious open-plan living area. Set within attractive, well-maintained communal gardens with the added benefit of private parking. A characterful home combining period charm with modern convenience.



Kitchen/Living

Offering open plan living, the kitchen has a range of wall and base units, spaces for all appliances and a central island providing space for dining. The lounge area has an attractive fireplace and a large window allowing a good amount of natural light to flow through.

Bedroom One

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

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

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 driveway with off street parking



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North Hill Road, Leeds

- ****GUIDE PRICE £180,000 - £190,000****
- **GRADE II LISTED BUILDING**
- **GROUND FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **TWO BATHROOMS**

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2220.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000 - £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110007 - 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.



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