



Westray, Leeds, LS12 1DJ

£165,000

- PENTHOUSE ONE BED
- ROOF TERRACE
- UNDERGROUND PARKING SPACE
- EWS1 CERTIFICATE
- FURTHER BALCONY OFF BEDROOM
- OPEN PLAN LIVING
- WALKING DISTANCE TO CITY
- EASY ACCESS TO M621/M1
- £800PCM
- TWO BALCONIES

****FABULOUS LARGE ONE BEDROOM PENTHOUSE APARTMENT WITH PARKING SPACE AND EXTREMELY LARGE ROOF TERRACE PLUS A FURTHER BALCONY OFF THE BEDROOM ****
PERFECT INVESTMENT OPPORTUNITY AS APARTMENT TENANTED UNTIL MAY 2024.

RARE TO MARKET - rare opportunity to purchase a top floor apartment with amazing roof terrace. This apartment will not be on the market long. Open to both cash and mortgage buyers as there is an EWS1 certificate for the development. The flat comprises of open plan kitchen/living room with plenty of space for dining, floor to ceiling corner windows and further patio doors leading to a balcony and roof terrace. The terrace is off the living room and benefits from decking and patio heater - perfect for entertaining guests! The double bedroom is of an excellent size and is carpeted with a balcony. House bathroom comprises of three piece suite in white with bath and overhead shower. Waterfront location at City Island within a short walk to the train station and main shopping district. Easy access to M1/M62, just off the inner ring road. All furniture included. EPC Rating: D.

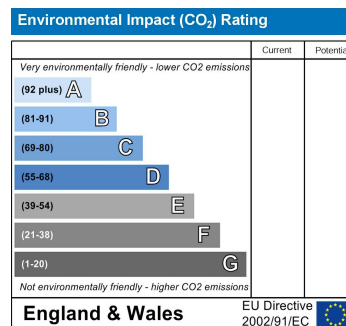
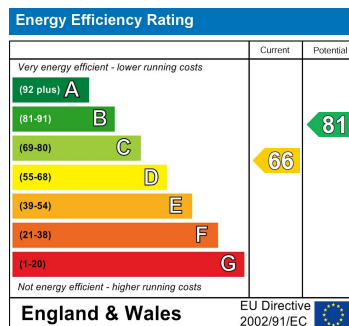
Leasehold Costs

Leasehold: 980 years remaining of 999 year lease.

Annual Service Charge £1,907.96

Annual Ground rent £200.00

Council Tax Band: D

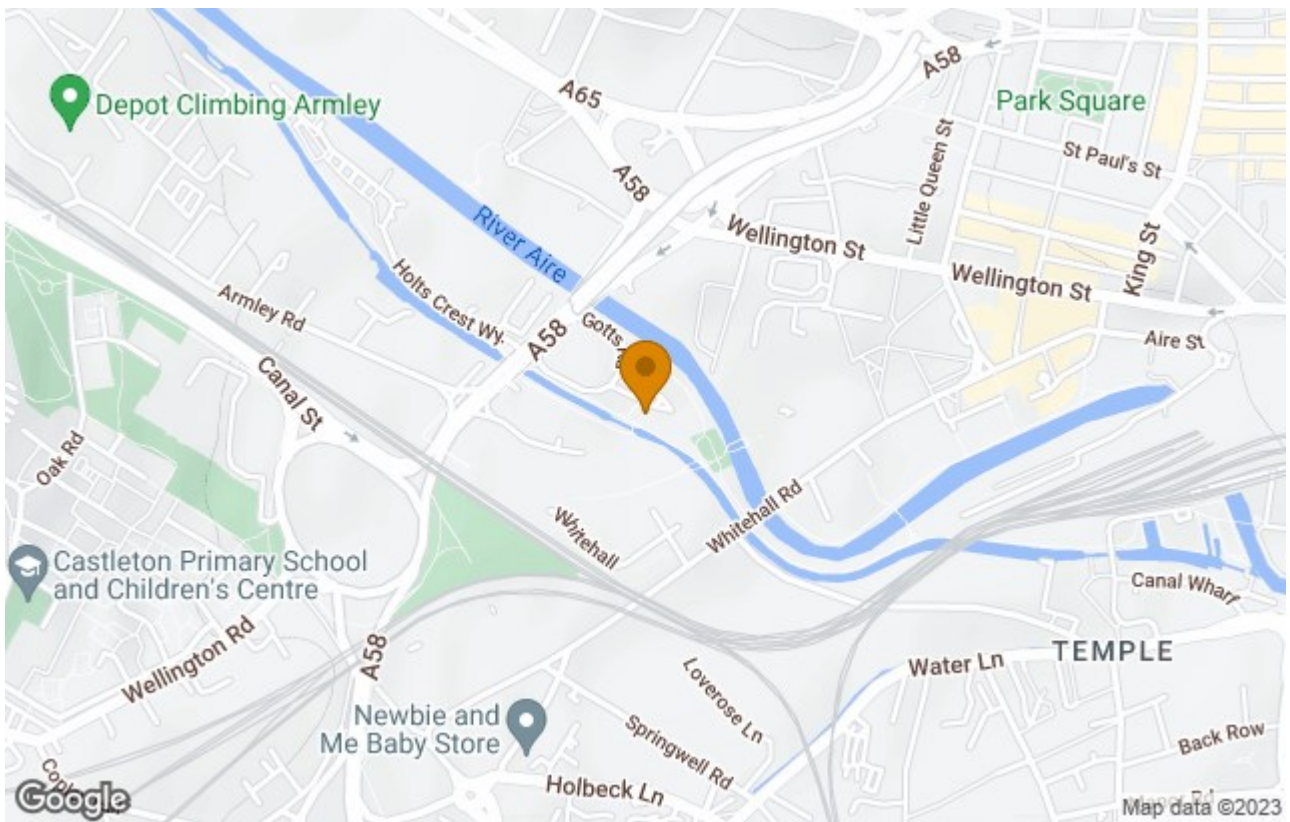


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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.