



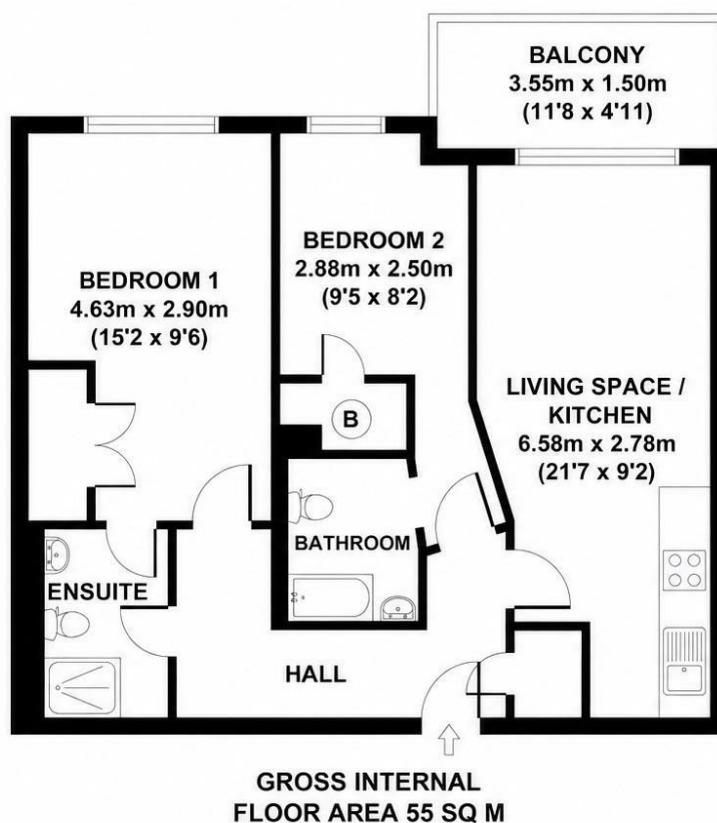
West Point, Leeds, LS1 4JT
£155,000

- TWO BEDROOMS
- BALCONY
- TWO BATHROOMS
- SUPERMARKET, BARS & RESTAURANTS ON SITE
- PARKING SPACE
- FIVE MINUTE WALK TO TRAIN STATION

We are delighted to offer for sale this two bedroom apartment WITH PARKING SPACE and balcony on the 11th floor at West Point. The accommodation briefly comprises: Entrance hall, Open plan Living Room with fitted Kitchen, Walk on balcony, Two double bedrooms with both having access to ensuite shower rooms. One secure parking space. West Point is a popular location with tenants and owner occupiers located just five minutes walk from Leeds Train Station. The development also benefits from having a supermarket, bars and restaurants on the ground floor. EWS1 Compliant.

Council Tax Band C.

EPC Rating C.



WEST POINT, WELLINGTON STREET, LEEDS, LS1 4JT
APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 592 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Hallway

Hallway with wall mounted electric panel heater, laminate flooring and spot lighting. Intercom. Storage cupboard with plumbing for washing machine.

Living Room

Open plan living area with laminate flooring and inset ceiling spot lights, electric wall mounted panel heater. Double glazed window and door giving access to balcony.

Kitchen Area

With a range of fitted black gloss wall and base units with laminate work tops, integrated fridge, integrated dishwasher, stainless steel sink unit, integrated electric oven and electric hobs with extractor,

Bedroom One

Double glazed windows, wall mounted electric panel heater, fitted wardrobe, access to ensuite shower room.

Shower Room

Shower cubicle with mains shower, wall hung WC and hand wash basin, partially tiled walls, tiled flooring, inset ceiling spot lighting, stainless steel heated towel rail, extractor fan.

Bedroom Two

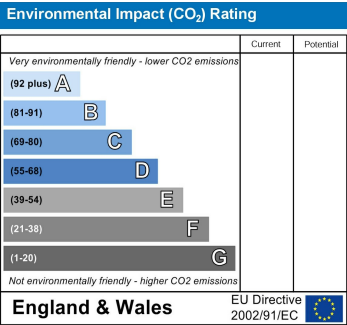
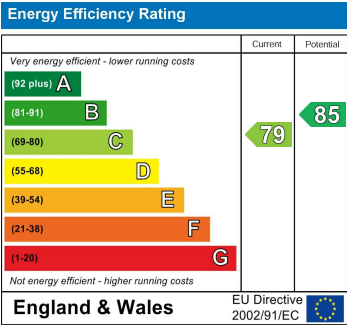
Double glazed windows, wall mounted electric panel heater, fitted storage cupboard housing water heater.

House Bathroom

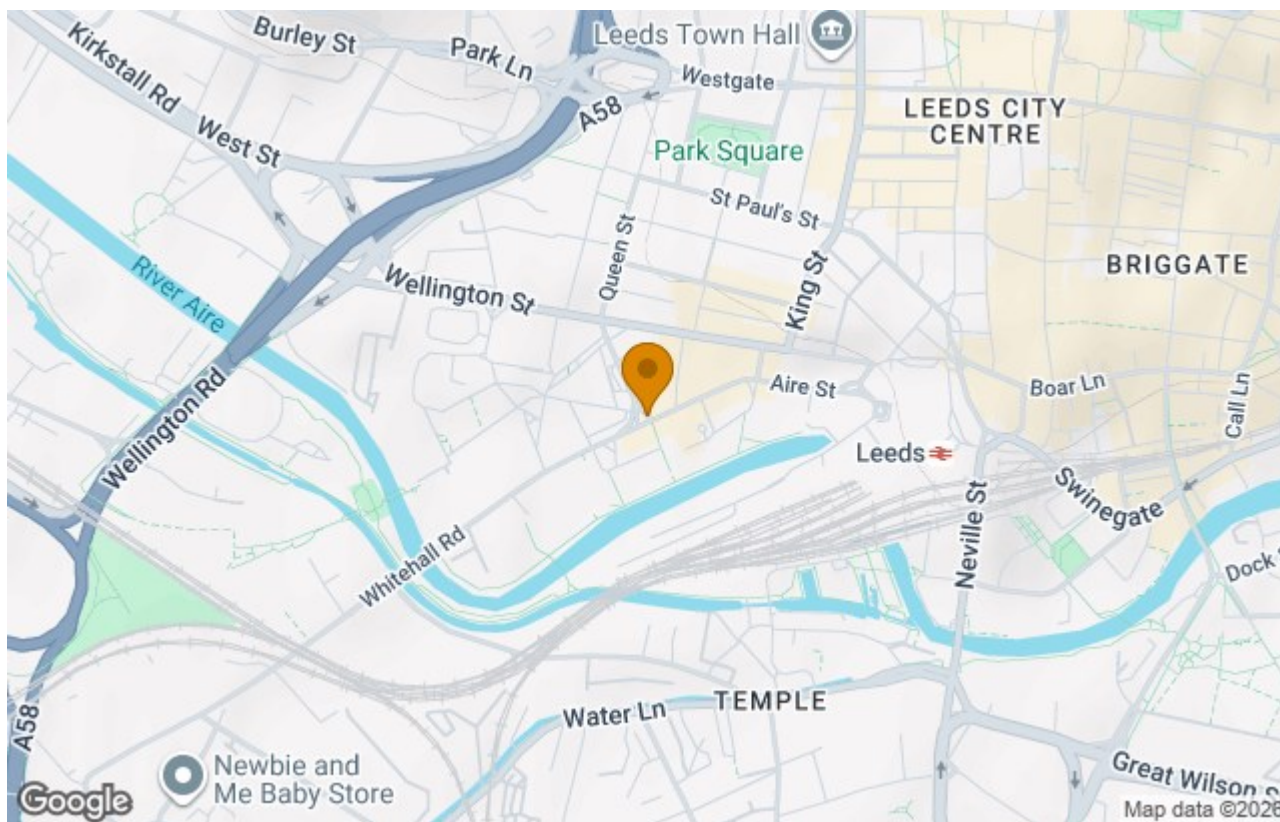
Shower cubicle with mains shower, wall hung WC and hand wash basin, partially tiled walls, tiled flooring, inset ceiling spot lighting, stainless steel heated towel rail, extractor fan.

Leasehold Information

Remaining Lease: 977 years
Annual Ground Rent: £365.00
Annual Service Charge: TBC



Two Bedroom, two bathroom apartment with balcony at West Point.



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.