



Waggon Road | Middleton | LS10 4GX

£130,000

Two bedroom top floor flat | Council Tax Band B | EPC Rating TBC

**Emsleys** | estate agents

\*\*\*TOP FLOOR APARTMENT. SUPERBLY PRESENTED. SINGLE GARAGE WITH PARKING.\*\*\*

This superbly presented top-floor apartment offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable and stylish home.

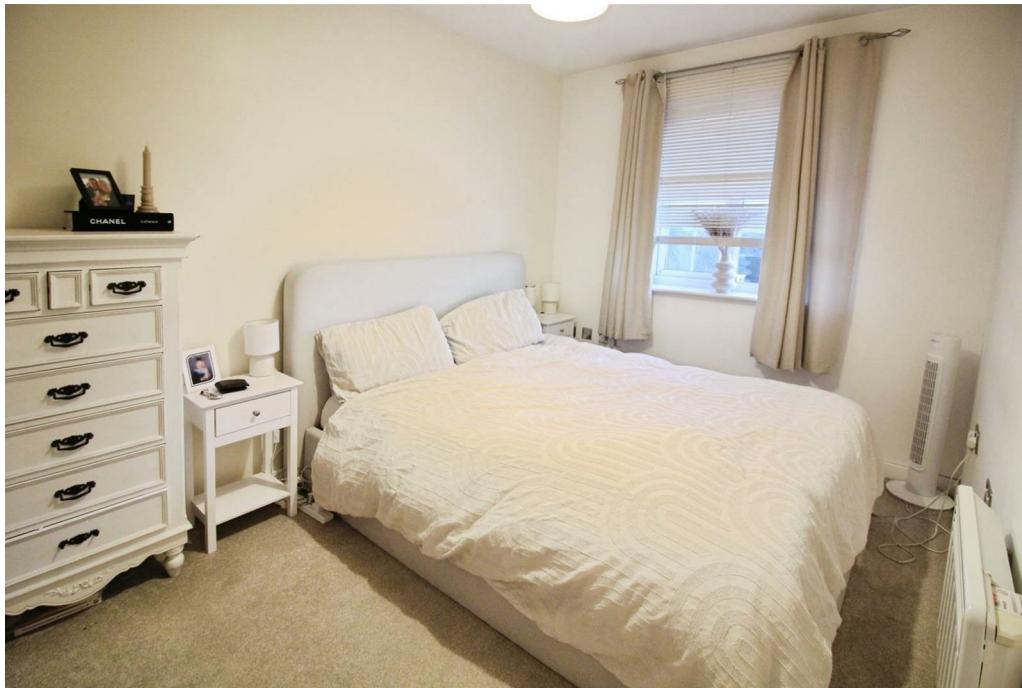
The apartment features a spacious reception room, ideal for relaxation or entertaining guests. The modern bathroom is designed with convenience in mind, ensuring that your daily routines are both efficient and enjoyable. The property is equipped with electric heaters, providing warmth and comfort throughout the colder months.

One of the standout features of this apartment is the ample parking available for one car, the added benefit of a single garage plus visitors spaces. This is a rare find in urban living, making it an excellent choice for those who value convenience and security for their vehicles.

The location in Middleton is well-connected, offering easy access to local amenities, parks, and transport links, making it an ideal base for both work and leisure. Whether you are looking to enjoy the vibrant community or simply relax in your beautifully presented home, this apartment is sure to meet your needs. The property is leasehold and has 111 years remaining with an annual £330 ground rent payable, along with a yearly service charge of £1008 which is reviewed annually. These costs have been provided by the seller and need confirming with your solicitor.

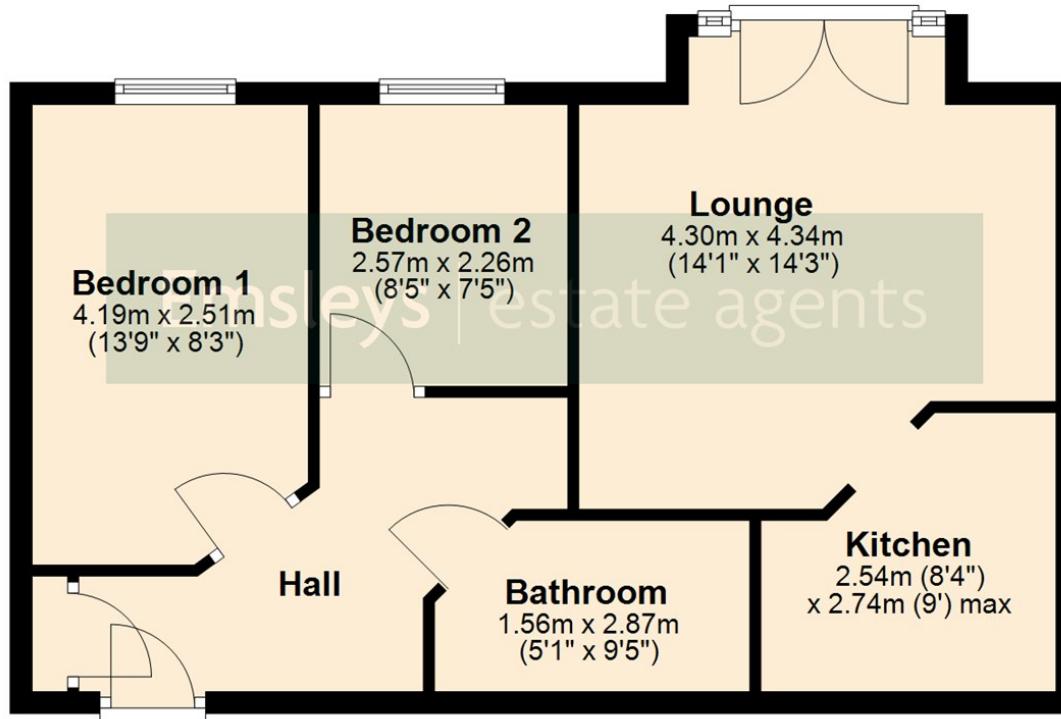
In summary, this top-floor apartment is a fantastic opportunity for anyone seeking a modern and comfortable living space in Leeds. With its appealing features and prime location, it is not to be missed.





## Top Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 51.2 sq. metres (551.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.