

HUNTERS®

HERE TO GET *you* THERE



Magellan House

Armouries Way, Leeds, LS10 1JG

Asking Price £135,000



Council Tax: C



130 Magellan House

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Entrance Hall

10'6" (max) - 5'6" (max) (3.20m (max) - 1.68m (max))
Radiator and door entry phone.

Store Room

5'0" (max) - 3'0" (max) (1.52m (max) - 0.91m (max))
House the hot water tank.

Lounge Kitchen Dining Room

25'0" (max) - 16'0" (max) (7.62m (max) - 4.88m (max))

Lounge Dining Area

Juliet balcony and radiator.

Kitchen Area

Stainless steel sink with drainer, granite work surfaces, hob with extractor over, fan oven, fridge freezer, washer dryer and a range of wall and base units.

Bedroom

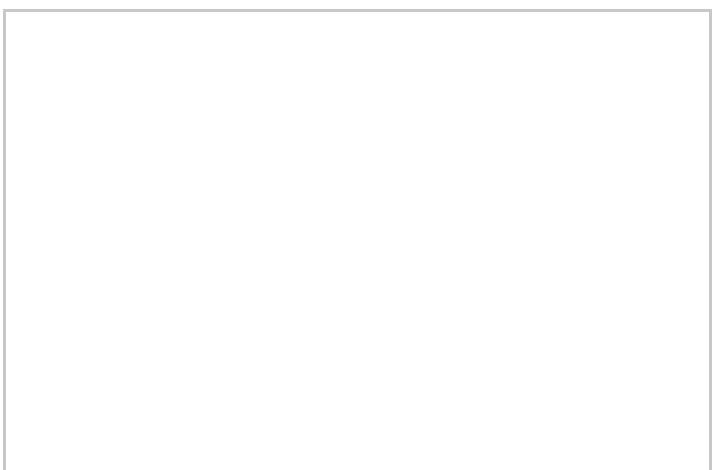
14'3" (max) - 9'0" (max) (4.34m (max) - 2.74m (max))
Radiator.

Bathroom

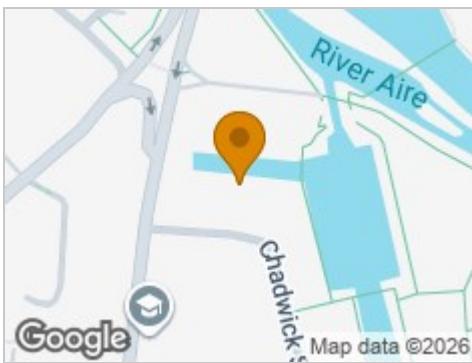
7'6" (max) - 6'3" (max) (2.29m (max) - 1.91m (max))
Half tiled walls and tiled floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

**SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR INVSETORS –
FABULOUS ONE BEDROOM APARTMENT – FOURTH FLOOR – JULIET BALCONY –
OPEN PLAN KITCHEN LIVING DINING ROOM – CLARENCE DOCK – LIFT TO ALL
FLOORS – IMMACULATE MOVE IN READY CONDITION – NO CHAIN**

A terrific opportunity for first time buyers or investors, this fourth floor one bedroom apartment is an ideal opportunity in immaculate move in ready condition. Located in Clarence dock, the property is close to bars, pubs, shops and all the great amenities Leeds City Centre has to offer. There are communal areas with lifts to all levels, secure entry systems and a mail boxes. The apartment briefly comprises; entrance hall, store room, lounge kitchen dining room, double bedroom and bathroom. Energy Rating - TBC



Road Map



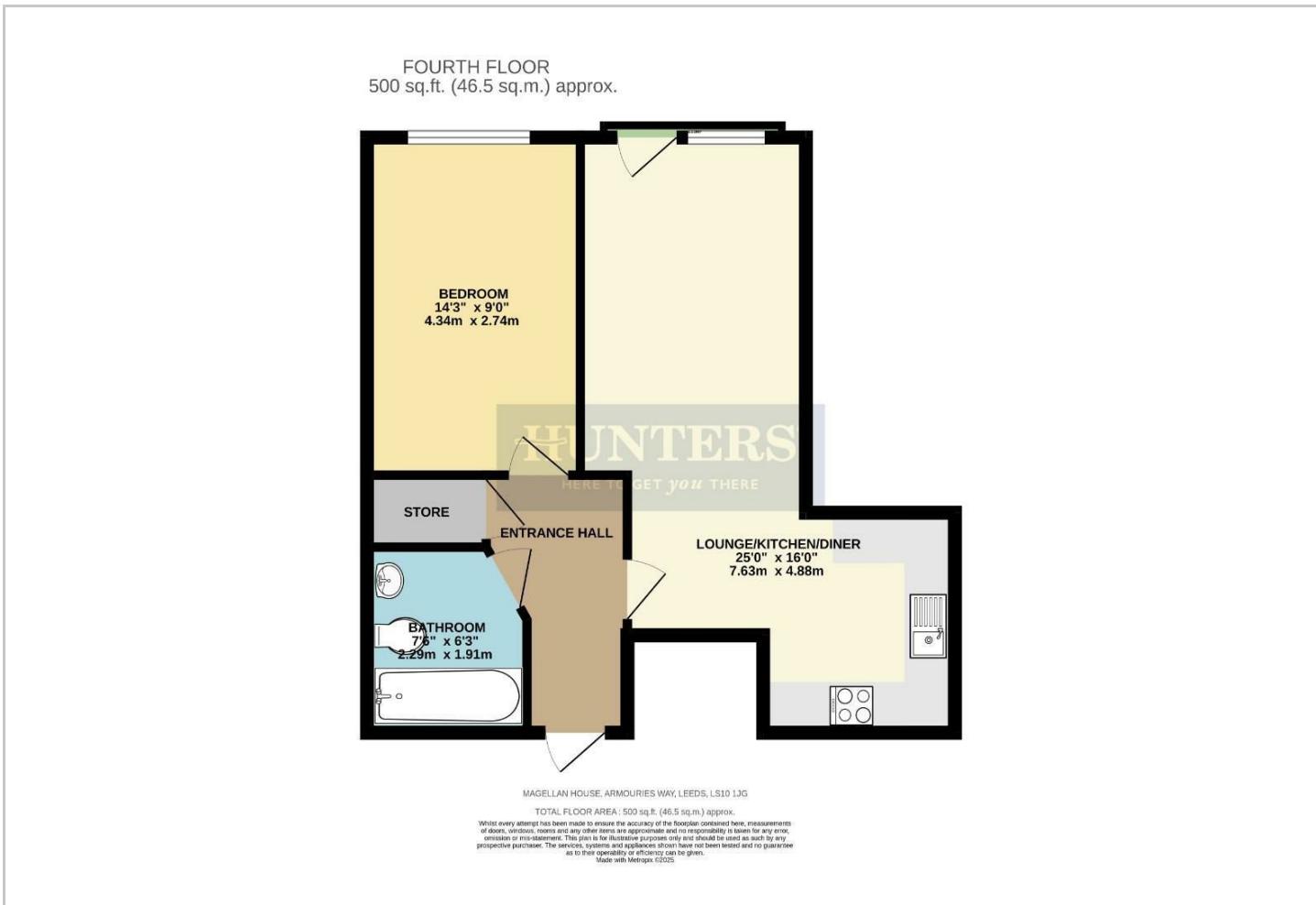
Hybrid Map



Terrain Map



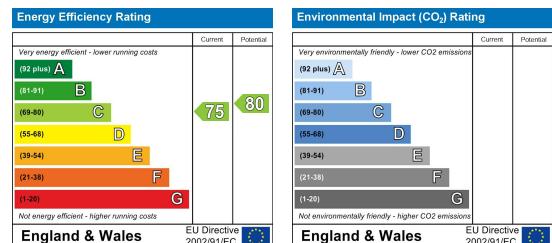
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.