

HUNTERS[®]

HERE TO GET *you* THERE



Balmoral Place

Brewery Wharf, 2 Bowman Lane, LS10 1HQ

Asking Price £140,000



Council Tax: C



Flat 1 Balmoral Place

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Hallway

12'9" (max) - 8'6" (max) (3.89m (max) - 2.59m (max))
Radiator.

Store Room

5'3" (max) - 3'9" (max) (1.60m (max) - 1.14m (max))
Housing the boiler.

Living Kitchen Dining Room

23'3" (max) - 17'6" (max) (7.09m (max) - 5.33m (max))

Living Dining Area

Radiator and door entry phone.

Kitchen Area

Gas hob with extractor over, fan oven, stainless steel sink with drainer, fridge freezer and a range of wall and base units.

Bedroom

11'3" (max) - 10'6" (max) (3.43m (max) - 3.20m (max))
Built in wardrobes and radiator.

Bathroom

7'6" (max) - 6'6" (max) (2.29m (max) - 1.98m (max))
Tiled walls and half tiled walls, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Communal Gardens

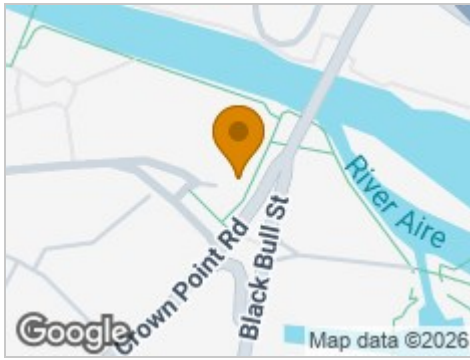
Mainly paved walk ways with seating areas, flower beds, plants, bushes and trees.

GROUND FLOOR FLAT – ONE BEDROOM – OPEN PLAN KITCHEN LIVING DINING ROOM – SUPERB FIRST TIME BUYER OPPORTUNITY - EWS1 COMPLIANT BUILDING – SUPERB GATED APARTMENT COMPLEX – ON SITE CONCIERGE – RIVER ACCESS – LEEDS CITY CENTRE – NO CHAIN

A terrific opportunity for a first time buyer, downsizer or buy to let investor, this ground floor one bedroom apartment is available with no chain. Located in the Brewery Wharfe area of Leeds City Centre, right on the River Aire, the property is close to all the amenities in the City, including, shops, bars, pubs, restaurants, cafes and transport links by car, rail and bus. EWS1 compliant, the building is gated to all sides, with an on site concierge, river access and communal gardens among other great features that the building has to offer. Internally the property briefly comprises; hallway, store room, open plan kitchen living dining room, double bedroom and house bathroom. Energy Rating – C



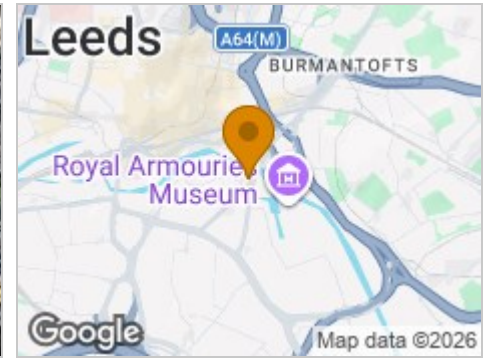
Road Map



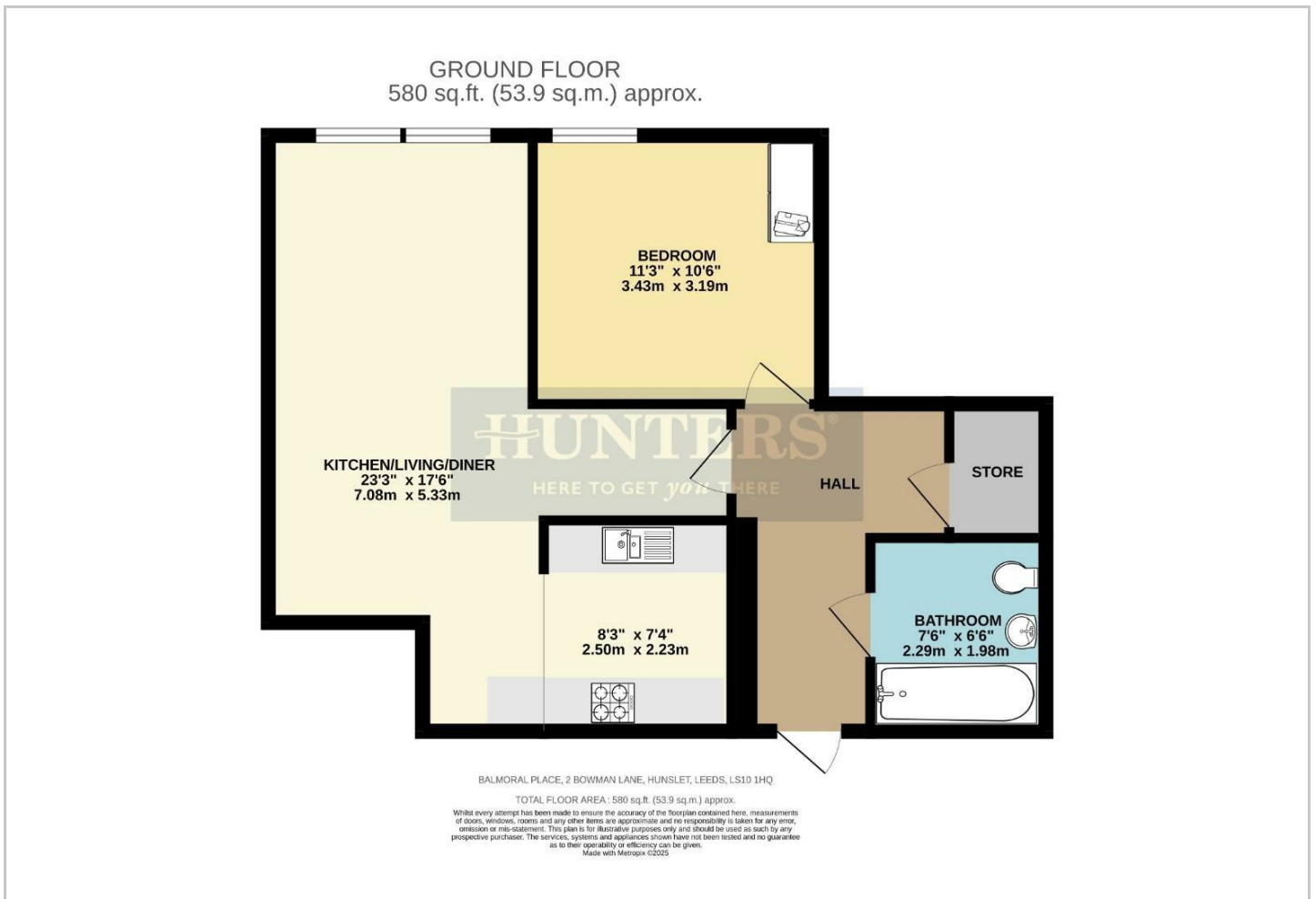
Hybrid Map



Terrain Map



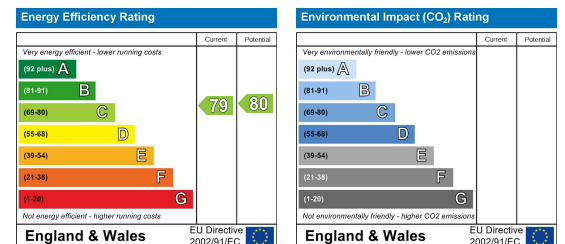
Floor Plan



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.