

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



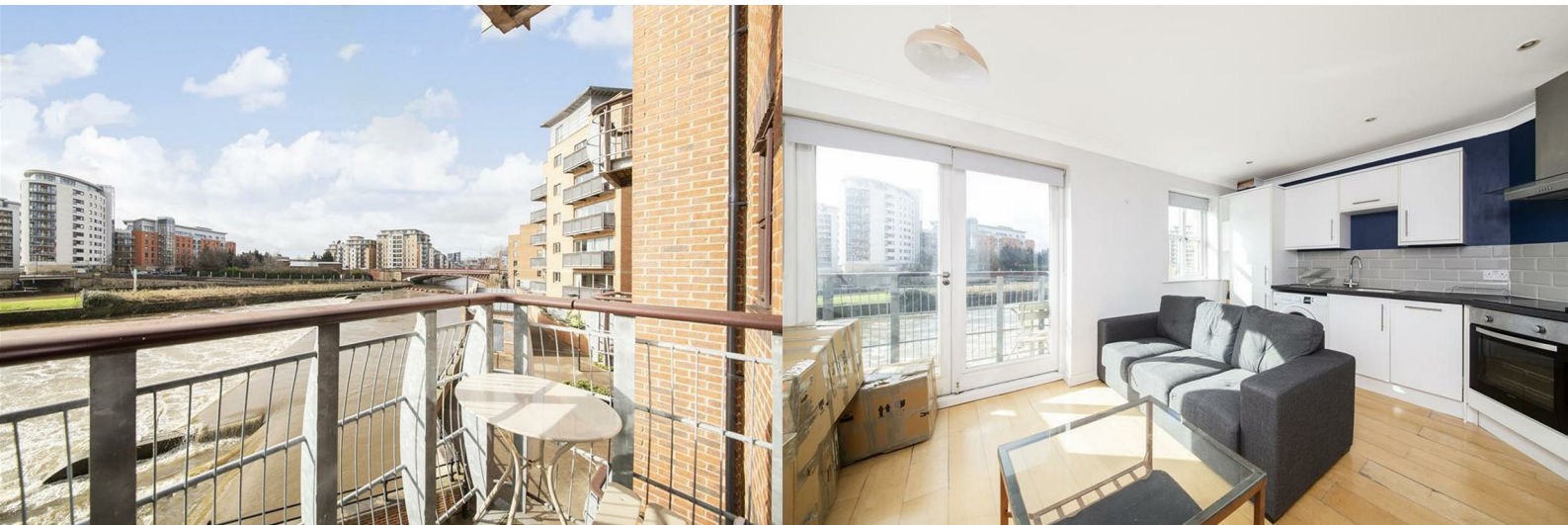
## Turlow Court

Leeds, LS9 8PA

Asking Price £175,000



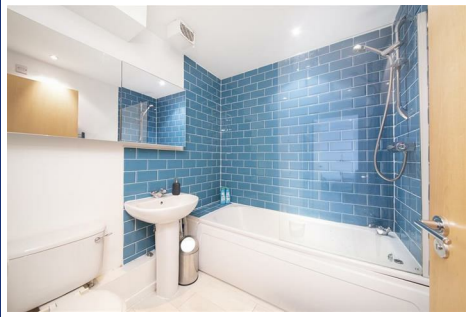
Council Tax: E



# 46 Turlow Court

Leeds, LS9 8PA

Asking Price £175,000



## Entrance Hall

Radiator and built in cupboard housing hot water tank.

## Living Kitchen Dining Room

16'6" (max) - 16'6" (max) (5.03m (max) - 5.03m (max))

## Lounge Dining Area

Stunning outlook over the river, video entry phone and radiator.

## Kitchen Area

Stainless steel sink with drainer, fan oven, hob with extractor over, dish washer, fridge freezer, washing machine and a range of wall and base units.

## Master Bedroom

14'0" (max) - 9'8" (max) (4.27m (max) - 2.95m (max))

Built in wardrobes and radiator.

## Bedroom Two

10'9" (max) - 7'3" (max) (3.28m (max) - 2.21m (max))

Radiator.

## Bathroom

Panel bath with shower over, wash hand basin and w/c.

## Secure Designated Parking

Secured by gate.

## South Facing Balcony

Spectacular outlook over the river with superb views up and downstream.

## Communal Gardens

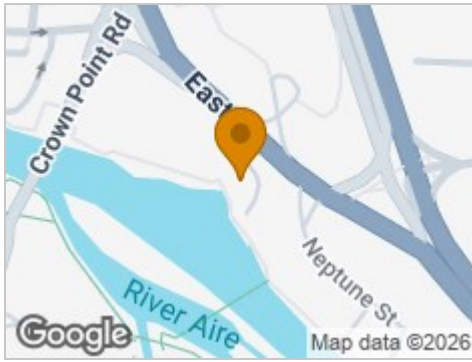
Leading down to the tow path and river

**SPECTACULAR WATERFRONT LOCATION – STUNNING RIVER VIEWS – SECOND FLOOR APARTMENT - TWO GOOD BEDROOMS - SOUTH FACING BALCONY – SECURE DESIGNATED PARKING – REFITTED KITCHEN – ALL DAY SUN – LEEDS CITY CENTRE - NO CHAIN**

A truly delightful well appointed two bedroomed apartment affording a magnificent outlook over the river with views up and downstream, from what must surely be the finest position on the second floor of this small exclusive traditional style 2000 built city centre development with easy access to the motorway network. Being well placed for all the city's amenities and just over the footbridge from top quality bars, shops and restaurants, the property is superbly located. There is allocated park, communal gardens and a balcony externally. Internally, it briefly comprises; entrance hall, living kitchen dining room, two double bedrooms and bathroom. Energy Rating – C



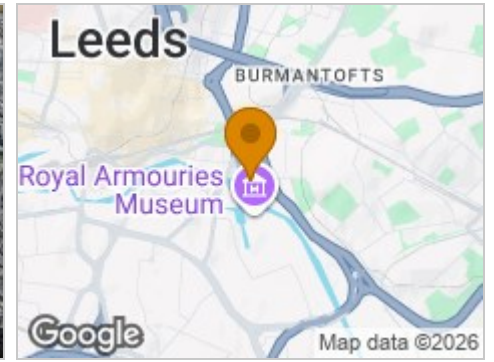
## Road Map



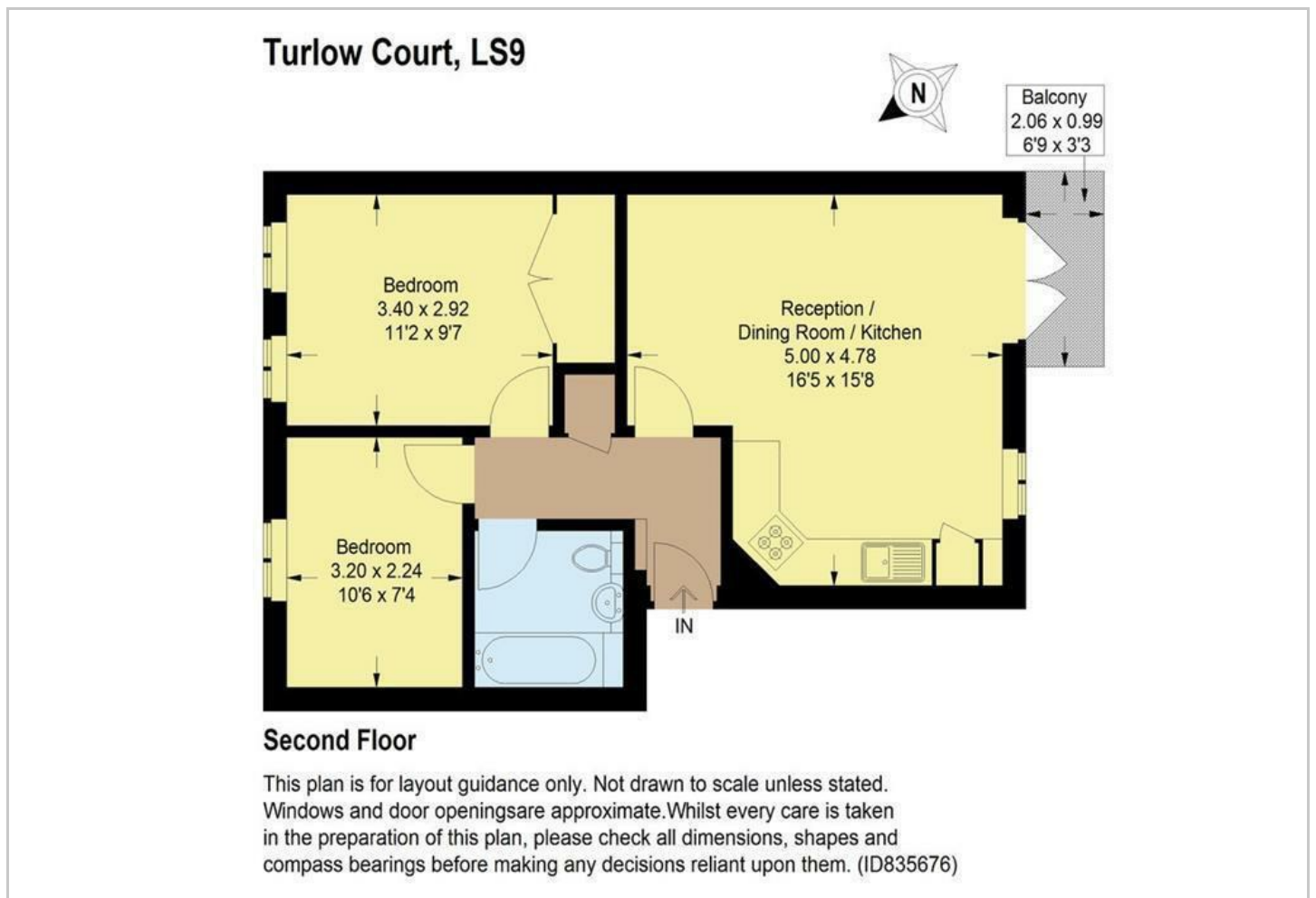
## Hybrid Map



## Terrain Map



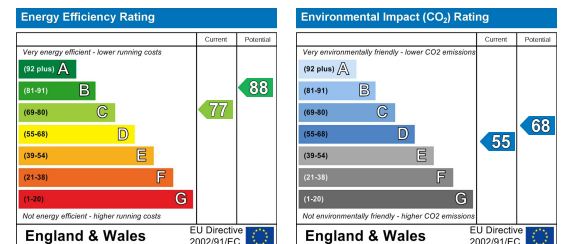
## Floor Plan



## 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.