



**Fenton Place, Middleton LEEDS LS10 4FH**

**welcome to**

## **Fenton Place, Middleton LEEDS**

PERFECT FTB/YOUNG COUPLE/PROFESSIONAL/INVESTOR, TWO DOUBLE bedroom MODERN GROUND FLOOR APARTMENT with ALLOCATED PARKING and a GARAGE, OPEN PLAN LIVING KITCHEN, ENSUITE to master bedroom and a MODERN HOUSE BATHROOM.

### **Entrance Hall**

Storage cupboard, electric heater.

### **Open Plan Living Kitchen**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, breakfast bar, electric oven, induction hob, space for dishwasher and washing machine, uPVC double glazed window and uPVC double glazed French doors with Juliet balcony.

### **Bedroom One**

uPVC double glazed windows to the side and rear, electric heater, two uPVC double glazed French doors with Juliet balconies. Access to the ensuite.

### **Ensuite**

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, electric towel heater, part tiled walls.

### **Bedroom Two**

uPVC double glazed window to the rear, electric heater.

### **Bathroom**

A three piece modern bathroom comprising of a bath with shower over, low level flush WC, wash hand basin, tiled floor, part tiled walls, electric towel heater.

### **Exterior**

Allocated parking space and a garage with up and over door.





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## Fenton Place, Middleton LEEDS

- Two bedroom ground floor apartment
- Modern and well presented
- Open plan living kitchen
- Garage & allocated parking
- Perfect FTB/young couple

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2396.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£135,000**



Total floor area 66.5 m<sup>2</sup> (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111767 - 0007

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