



Newton Court, Leeds LS8 2PH

welcome to

Newton Court, Leeds

*** NO ONWARD CHAIN***

Located in the desirable LS8 area, this two-bedroom flat offers spacious accommodation—with a modern open-plan kitchen-diner. The property benefits from an additional spare/study room and its own garage space. The grounds also include an open garden area for residents to enjoy.



Newton Court Hallway

The entrance hall is good sized and provides access to all rooms. There is also a useful storage cupboard located in the hallway.

Lounge

The lounge is generously sized and benefits from a large double-glazed window and two fitted radiators. Patio doors open out onto the balcony, and the open-plan layout flows seamlessly into the dining kitchen area.

Kitchen / Diner

The kitchen-dining area is also a generous space, featuring two large double-glazed windows that fill the room with natural light. The kitchen is modern and offers a good range of wall and base units, a sink with drainer, and integrated appliances. There is also a useful storage room within the kitchen, and the floor is finished with tiling.

Bedroom One

A spacious double bedroom featuring a double-glazed window and a fitted radiator. The room also benefits from direct access to the bathroom. The room is finished with carpet flooring.

Bedroom Two

Bedroom two is a well-proportioned double room benefiting from a double-glazed window and a fitted radiator. The room is finished with carpet flooring.

Spare Room / Study

The additional third room is ideal as a study or versatile spare space.

Bathroom

The bathroom can be accessed from either the hallway or the main bedroom. It features a double-glazed window and a fitted radiator. The suite includes a shower cubical, a freestanding bath, and a vanity sink with built-in storage. Spotlights to the ceiling and tiled flooring complete the space, and there is also a large storage cupboard within the

room.

Balcony

The balcony can be accessed from the lounge and offers space for a seating area.

Outside

The grounds offer accessible green space for residents to enjoy.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- NO ONWARD CHAIN
- SPACIOUS ROOMS THROUGHOUT
- BENEFITS FROM A GARAGE
- MODERN KITCHEN / DINER
- GARDENS WITHIN THE REAR GROUNDS FOR RESIDENTS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1560.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 229 years from 23 May 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109374 - 0008

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