



Bedford Court, Leeds LS8 2PL

welcome to

Bedford Court, Leeds

A spacious first floor flat offering two well-proportioned double bedrooms. The property further benefits from attractive communal gardens for residents to enjoy and a private garage, providing secure off-street parking.



Entrance Hall

The hallway offers excellent storage space, with two good-sized cupboards.

Kitchen

The kitchen features a double glazed window and is fitted with a range of wall and base units. It includes an integrated gas hob, oven and extractor fan above. There is space for under-counter appliances and the room is finished with tiled flooring. The kitchen also includes a large built in storage cupboard,

Lounge/Dining Area

The lounge is a spacious room that benefits from three double glazed windows, allowing plenty of natural light to flood the space. It also features two fitted radiators. Thanks to its generous size and practical layout, the room can easily accommodate both living and dining areas.

Bedroom One

A spacious double bedroom featuring a double glazed window and fitted radiator. The room further benefits from large fitted wardrobes with sliding mirrored doors, providing excellent storage while enhancing the sense of space.

Bedroom Two

A double bedroom featuring a double glazed window and fitted radiator.

Bathroom

The bathroom is fitted with a bath and overhead shower, WC and wash hand basin, along with a fitted radiator. A large storage cupboard provides excellent additional storage space. The room is finished with fully tiled walls.

Outside

The property benefits from well-maintained communal lawned grounds, providing pleasant outdoor space for residents to enjoy. It also includes a private garage, offering secure off-street parking and additional storage if required.

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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welcome to

Bedford Court, Leeds

- TWO DOUBLE BEDROOM
- FIRST FLOOR FLAT
- COMMUNAL GARDENS
- PRIVATE GARAGE
- GREAT LS8 LOCATION CLOSE TO SHOPS AND ROUNDHAY PARK

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£160 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109943 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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