





St Johns Court Sholebroke Avenue,Leeds LS7 3HD

william h brown

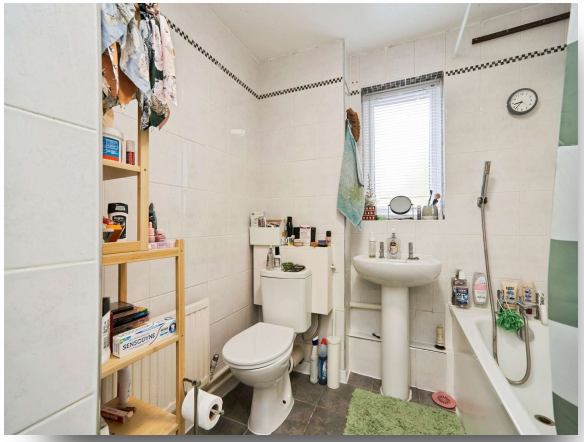
welcome to

St Johns Court Sholebroke Avenue, Leeds

Ideal for first-time buyers and investors, this ground floor flat features a double bedroom, bright open plan living space, and access to communal gardens. Conveniently located close to local amenities and transport links, offering comfortable, low-maintenance living.











Hallway
With a storage cupboard and access to all rooms.

Living Room
Open to the kitchen and having Fully glazed patio doors opening to the communal garden.

Kitchen
Open to the lounge and offering a range of wall and base units, integrated oven and spaces for all other appliances.

Bedroom
A double bedroom with space for free standing furniture.

Bathroom
Comprising a bath with shower over, wc and hand basin.

Externally
There is access to communal gardens.

Agents Notes
1, 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.

2, We have limited knowledge about the property.



view this property online williamhbrown.co.uk/Property/MRT107618



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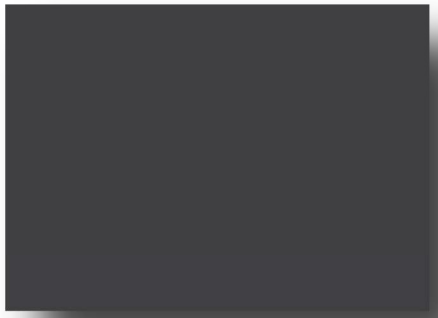
- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING
- COMMUNAL GARDENS
- CONVENIENT LOCATION

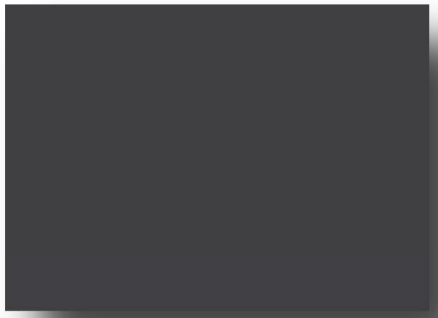
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1379.76
Ground Rent: 10.00

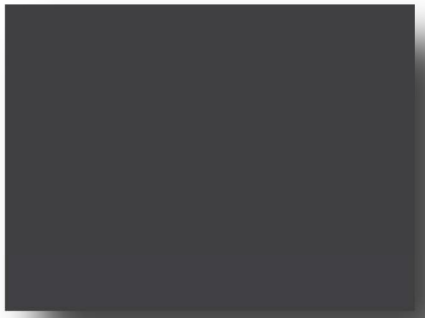
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

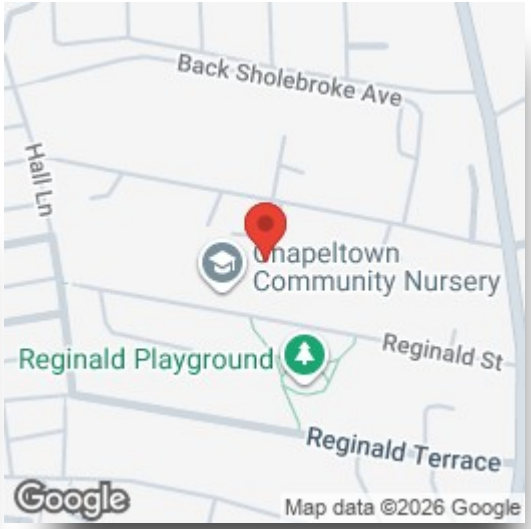
offers over

£95,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107618

The Property Ombudsman

Property Ref:
MRT107618 - 0004

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.

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