





Dominion Close,LEEDS LS7 4RL

william h brown

welcome to

Dominion Close, LEEDS

A two-bedroom first-floor flat for over 55's, benefiting from a private low-maintenance enclosed outdoor space and residents' parking. The property also features a stairlift, providing added convenience and accessibility, making it well suited to a range of buyers.

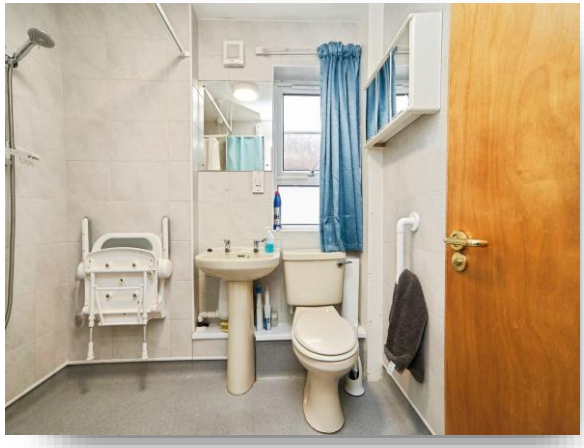












Entrance Hall
Stairs leading to the first floor, fitted with a stairlift for added convenience.

First Floor
Landing
The landing benefits from a fitted radiator, handrails, and access to the loft hatch.

Living Room
A spacious lounge featuring a large double glazed door with adjoining full-height windows, allowing an abundance of natural light and providing a pleasant outlook. The room benefits from a fitted radiator and useful fitted shelving with storage units.

Kitchen
Fitted with a range of wall and base units incorporating work surfaces, sink and drainer unit, and a gas hob with built-in oven. The kitchen benefits from a double glazed window, tiled splashbacks, ample storage, and space for additional appliances. A useful breakfast bar/workstation area completes the room.

Bedroom One
A double bedroom featuring a double glazed window and fitted radiator. The room benefits from built-in wardrobes providing excellent storage and space for additional bedroom furnishings.

Bedroom Two
Features a double glazed window and fitted radiator.

Shower Room
A wet room fitted with a walk-in shower area, WC, and pedestal wash hand basin. The room features fully tiled walls, a double glazed window and useful accessibility aids including grab rails and a fold-down shower seat. Designed with practicality in mind, the space offers ease of use and low-maintenance finishes throughout.

External
Externally, the property benefits from a private enclosed patio area, providing a low-maintenance outdoor space. Residents also have access to well-maintained communal grounds and residents' parking within the development. The property is pleasantly positioned within this attractive and established residential setting.

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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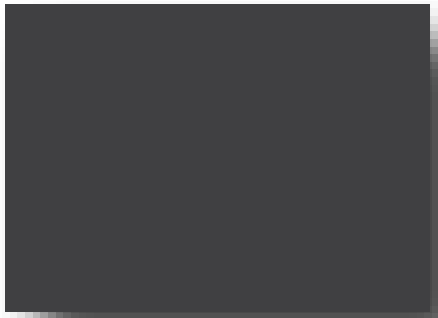
- OVER 55'S
- FIRST FLOOR FLAT - TWO BEDROOMS
- RESIDENT PARKING
- ENCLOSED PAVED OUTDOOR SPACE
- STAIR LIFT TO ACCESS FIRST FLOOR

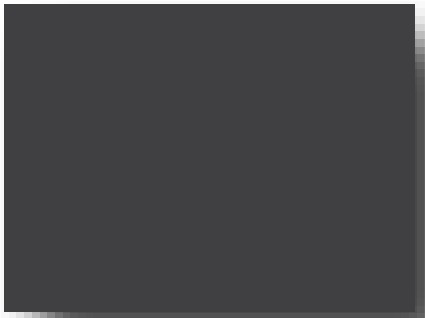
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 196.80
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£127,500









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110061

The Property Ombudsman

Property Ref:
OAK110061 - 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.

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