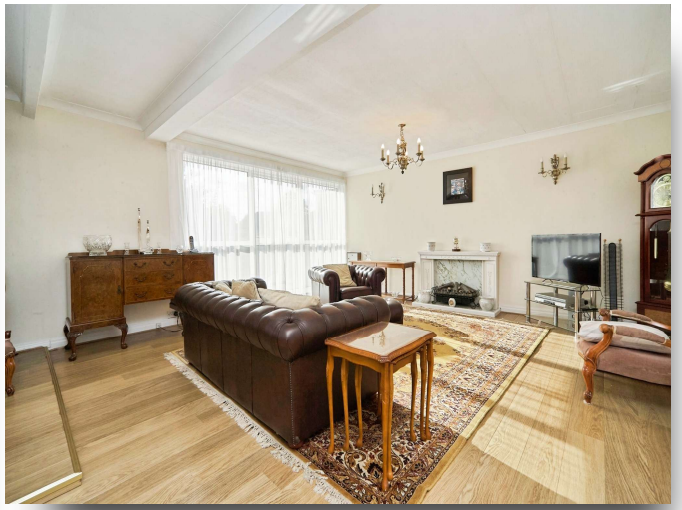






Beverley Court Shadwell Lane,Leeds LS17 6SN

william
h brown

welcome to

Beverley Court Shadwell Lane, Leeds

A well-presented first-floor flat offering two double bedrooms and spacious accommodation throughout. Benefiting from a garage, parking, and beautifully maintained communal grounds, this property is ideal for a range of buyers.

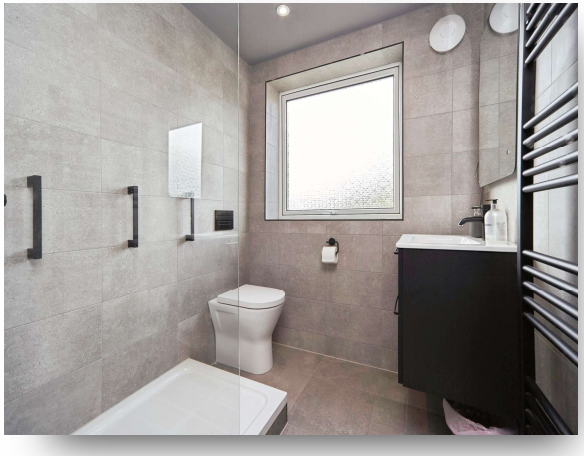












Entrance Hall
Features a fitted radiator, laminate flooring, and a useful storage room.

W.C
Features a double glazed window, WC, wash basin, and fully tiled walls and flooring.

Bedroom One
A spacious double bedroom featuring a double glazed window and fitted radiator. The room benefits from fitted wardrobes spanning an entire wall, providing excellent storage space.

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

Kitchen
A well-appointed kitchen featuring a double glazed window and fitted radiator. The room is fitted with a range of wall and base units, incorporating a sink and drainer, along with a fitted extractor fan. There is space for both under-counter and freestanding appliances. Finished with tiled walls and flooring, the kitchen also houses the boiler.

Shower Room
A modern and beautifully presented shower room featuring a double glazed window and fitted chrome towel radiator. The room comprises a stylish floating vanity wash basin with useful under-storage, a WC, and a walk-in shower with dual shower heads. A fitted LED mirror, ceiling spotlights, and fully tiled walls and flooring complete this sleek and contemporary space.

Lounge / Dining Room
An impressive lounge diner flooded with natural light from three large, tall windows overlooking the room. Featuring two fitted radiators, elegant ceiling coving, and stylish laminate flooring, this spacious reception area offers ample room for both lounge and dining furniture while retaining an open and airy feel throughout.

External
The property benefits from a garage and communal parking, providing convenient parking options. In addition, there are beautifully maintained communal gardens with neatly kept lawns, offering a pleasant outdoor space to relax and 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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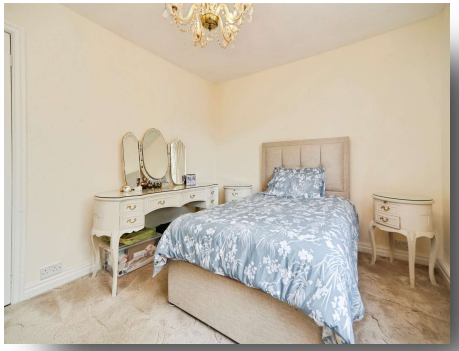
- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GARAGE / PARKING SPACE
- VERY WELL PRESENTED COMMUNAL GROUNDS
- GENEROUS SIZE LOUNGE/ DINER AREA

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2400.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 17 May 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110049

The Property Ombudsman

Property Ref:
OAK110049 - 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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.