

# KATH WELLS

ESTATE AGENTS & VALUERS



## 5 Gotts Road, Leeds, LS12 1DJ Offers In The Region Of £239,995

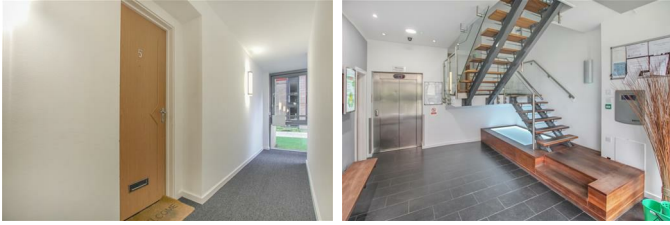
\* CONTEMPORARY OPEN PLAN LIVING \*\* PRIVATE BALCONY \*\* WONDERFUL COMMUNAL GARDENS & CANAL-SIDE WALKS \*\* CLOSE TO THE CITY CENTRE \*\* INTEGRAL APPLIANCES & FITTED WARDROBES \*

Part of the beautifully designed City Island development on the outskirts of Leeds City centre and situated adjacent to the Leeds & Liverpool Canal, this TWO (DOUBLE) BEDROOM apartment offers CONTEMPORARY OPEN PLAN LIVING making an ideal home for a variety of buyers.

Situated on the ground floor, the property benefits from a PRIVATE BALCONY offering views over the canal and tow-path walks. On entering the apartment, the PRIVATE HALLWAY leads you to a well-appointed and contemporary KITCHEN / LIVING / DINING AREA, ideal for entertaining and modern lifestyles. The generous PRINCIPAL BEDROOM features built in WARDROBES and an EN-SUITE SHOWER ROOM / WC. There is a further DOUBLE BEDROOM and a HOUSE BATHROOM / WC with a shower over the bath. In addition the property has access to wonderful communal gardens.

This stylish and large apartment offers flexible living space and is perfectly placed for life in the city centre, but would also be a super option for a "lock up and leave" if you are dividing your time between locations. The property is close to the shops and restaurants of the lively city centre and provides the opportunity for waterside walks. Leisure time in Leeds could be as simple as an afternoon walk along the canal. Or you could choose the theatre, a festival or a cultural day visiting one of the many museums and galleries. EPC Rating: C

### Communal Entrance:



A communal entrance hallway with intercom access.

### Private Entrance Hallway:



A large 'L' shaped private hallway, laminated flooring, inset ceiling lights, large storage / boiler cupboard, access to the internal accommodation

### Open Plan Living:

A large open plan living space with areas for relaxing, dining and cooking

### Living / Dining Area:



Double glazed patio doors opening onto a balcony (a pleasant space overlooking St Ann Ings Lock on the Leeds & Liverpool Canal), double glazed windows, wood effect flooring, television point, ample space for a dining table and chairs

### Fitted Kitchen:



A modern range of fitted kitchen units, work surfaces, a range of integral kitchen appliances (electric oven/ grill, electric hob, fridge / freezer, automatic washing machine / dryer), space / plumbing for a dishwasher, an inset sink / drainer with a mixer tap, 'Butchers Block', wood effect flooring, inset ceiling lights

### Bedroom One:



Double glazed windows to two aspects, a range of fitted wardrobes, wood effect flooring, electric wall mounted heater

### En-suite Shower Room:



Double glazed window, a glazed corner shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

### Bedroom Two / Study:

Double glazed window, wood effect flooring, wall mounted electric heater

### Bathroom / WC:



A modern white suite comprising of a panelled bath with a glazed shower screen and plumber shower over, wash basin, low flush WC, modern tiling

### TO THE OUTSIDE:

### **Communal Gardens:**



The apartment building is surrounded by communal maintained gardens

### **Balcony Views:**



The balcony faces the Leeds & Liverpool Canal; a pleasant space to sit with views along the tow path

### **EPC LINK:**

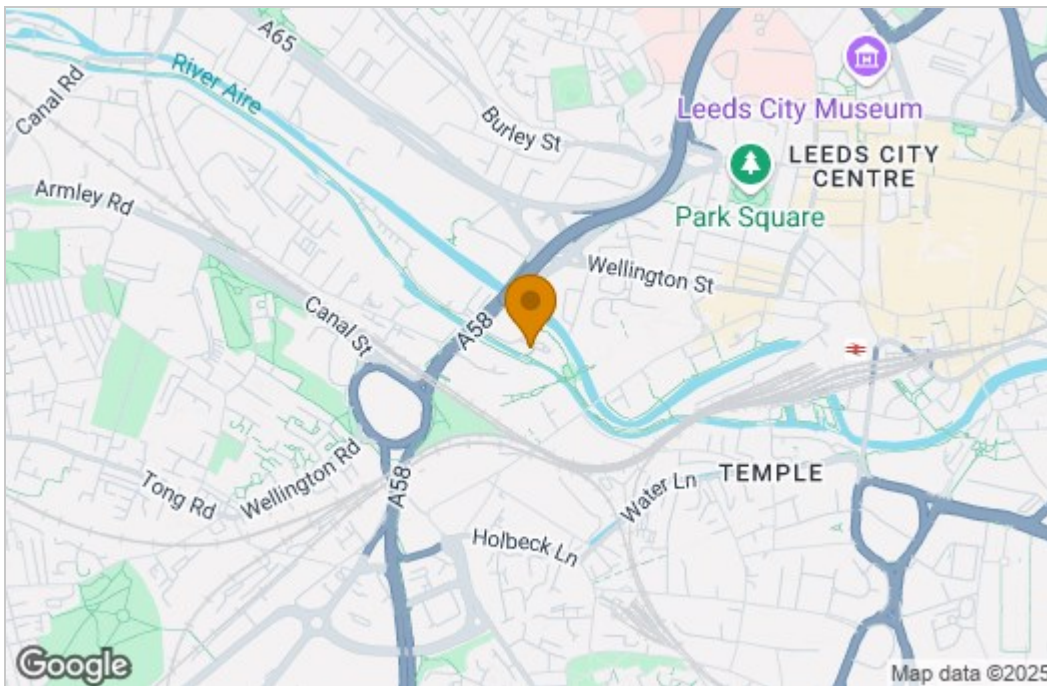
<https://find-energy-certificate.service.gov.uk/energy-certificate/2218-1052-6285-6840-1244>

## Floor Plan

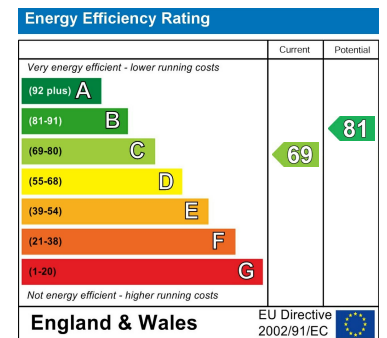


Approx. 60.8 Sqm.  
(654.4 Sqft.)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.