

# KATH WELLS

ESTATE AGENTS & VALUERS



## 14 Forster Lofts, Leeds, LS12 4EP

**Reduced To £159,995**

REDUCED - DONT THIS THIS ONE , LARGE LOFT APARTMENT !!!! PRICED TO SELL !!!!

\* CHAIN FREE DUPLEX APARTMENT \*\* MEZZANINE LEVEL \*\* OPEN PLAN CONTEMPORARY LIVING AREA \*\* EN-SUITE SHOWER ROOM \*\* INTEGRAL KITCHEN APPLIANCES \*\* FITTED WARDROBES \*\* TIMBER FLOORING \*

An immaculate TWO BEDROOM CHAIN FREE DUPLEX APARTMENT built within a prestigious development (a converted listed school building) with parking and ideally placed for the local amenities, the Outer Ring Road, Motorway Networks (M621 / M62) and Bramley Railway station.

There is an impressive COMMUNAL ENTRANCE leading to a staircase to the first floor landing which leads to the apartment. Visitors can be welcomed via the security intercom entry system. In addition, the apartment boasts an ALLOCATED PARKING SPACE & VISITOR PARKING, a communal cycle store and beautifully maintained communal gardens. The first floor consists of a PRIVATE HALLWAY with a timber floor, a DOUBLE BEDROOM with fitted wardrobes and a BATHROOM / WC with a luxury white suite with a shower over the bath. The upper floor consists of a LARGE OPEN PLAN LIVING SPACE with a DINING AREA, SITTING AREA, a FULLY FITTED KITCHEN with an ample range of cabinets and INTEGRAL APPLIANCES. Stairs rise to the MEZZANINE level / BEDROOM which has timber flooring and exposed beams and an EN-SUITE SHOWER ROOM off.

Only by viewing this property can you fully appreciate the space and benefits on offer. Internal viewings can be arranged by contacting the office. EPC Rating: D

### Communal Entrance Hallway:



Access via a communal entrance hallway with an audio phone entry system; stairs to the first floor

### Entrance Hallway:

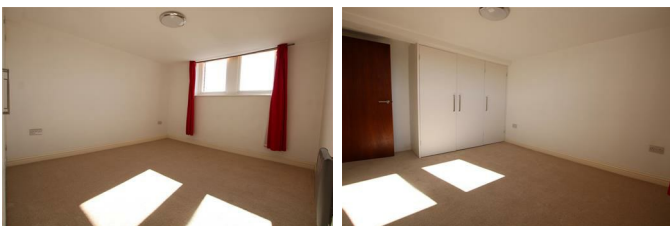
Stairs to the upper floor, timber flooring, inset ceiling lights, audio phone entry system

### Bathroom / WC



Original sash windows, a modern white suite comprising of a panelled bath with shower mixer taps and a glazed side screen, wash basin, low flush WC, ladder style radiator / towel warmer, inset ceiling lights, modern tiling

### Bedroom Two:



Original sash windows, electric wall mounted heater, fitted wardrobes providing useful hanging and storage space

### UPPER FLOOR:

### Open plan Living Space:

A double height living space (dining area / living room / fitted kitchen) with a Mezzanine level above accessed via a modern staircase

### Living Room/ Dining Area:



Original sash windows, timber flooring, television point (connections for Sky & Fibre), staircase leading to the Mezzanine level / Bedroom One, open plan to the fitted kitchen, exposed beams, ample space for living room furniture and a dining table and chairs

### Fully Fitted Kitchen:



A modern range of fully fitted wall, drawer & base units, work surfaces, an ample range of cabinets, a range of integrated appliances (electric oven / grill, electric hob, extractor hood, integrated fridge freezer, automatic washing machine, dishwasher), an inset sink and drainer, condenser tumble dryer included, timber flooring

### MAZZANINE LEVEL:

### Bedroom One:



Velux windows, timber flooring, exposed beams

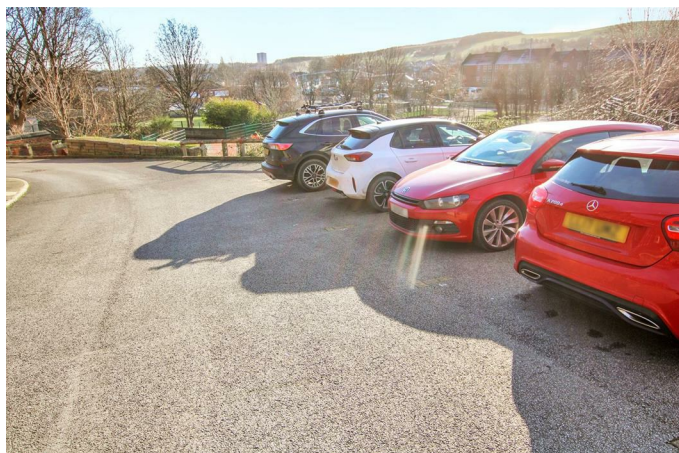
## **En-suite Shower Room / WC**



A modern three piece suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, inset ceiling lights

### **TO THE OUTSIDE:**

#### **Dedicated Parking Space:**



Dedicated parking spaces for two cars and use of designated visitor spaces. Secure cycle storage is available in the basement

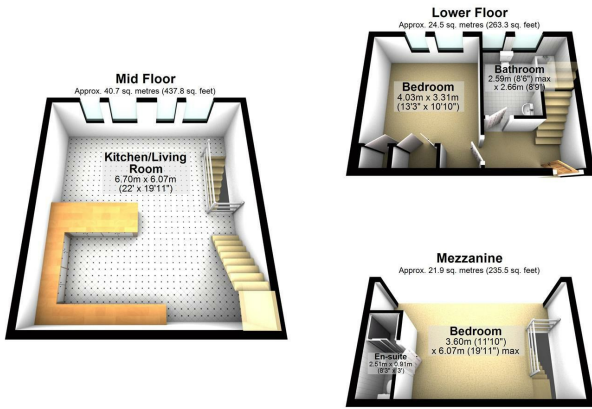
#### **Communal Gardens:**

Forster Lofts is an exciting, contemporary development set within a mature landscaped environment, ideal for BBQ's!

#### **EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/6037-5329-9200-0568-3292>

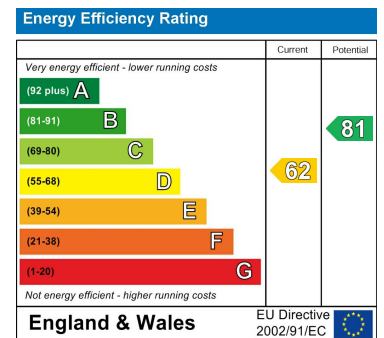
# Floor Plan



# Area Map



# Energy Efficiency Graph



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