

**ON HOLD**



## **St Anns Tower Mews, Headingley**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Guide Price £250,000**



## St Anns Tower Mews, Headingley

2 Bedrooms, 1 Bathroom

Guide Price £250,000

- HEADINGLEY LOCATION
- 2 DOUBLE BEDROOMS
- GATED PRIVATE GROUNDS
- GAS CENTRAL HEATING
- COMMUNAL GROUNDS



**FRONT OF PROPERTY** Front of property with parking within the gated accessed grounds.

**HALLWAY** Entrance hall with WC, with hand wash basin. Access to Kitchen and living room. Central heating radiator. Useful under-stairs storage. Stairs to first floor.

**KITCHEN** 10' 7" x 7' 3" (3.23m x 2.21m) Kitchen with a range of wall and base units. Gas hob with electric oven. Wall mounted gas central heating boiler. Plumbing for Auto-washer. Space for fridge freezer.

**LIVING/DINING ROOM** 17' 13" x 13' 11" (5.51m x 4.24m) Spacious living/dining room with patio doors leading to very pleasant communal garden area. Feature fireplace. Central heating radiator.

**LANDING** Landing with access hatch to loft. Useful storage cupboard.

**DOUBLE BEDROOM** 12' 10" x 13' 8" (3.91m x 4.17m) Good sized double bedroom with a range of fitted wardrobes. Central heating radiator.

**BATHROOM** 6' 10" x 6' 9" (2.08m x 2.06m) Bathroom with three piece suite. Comprising: Low level WC, Bath with shower over. Hand wash basin. Extractor fan. Central heating radiator.

**DOUBLE BEDROOM** 9' 4" x 13' 11" (2.84m x 4.24m) Second double bedroom. Central heating radiator. Views over rear garden.

**REAR OF PROPERTY** Rear of property with patio doors leading from the living room to paved patio with expansive communal gardens to be enjoyed!

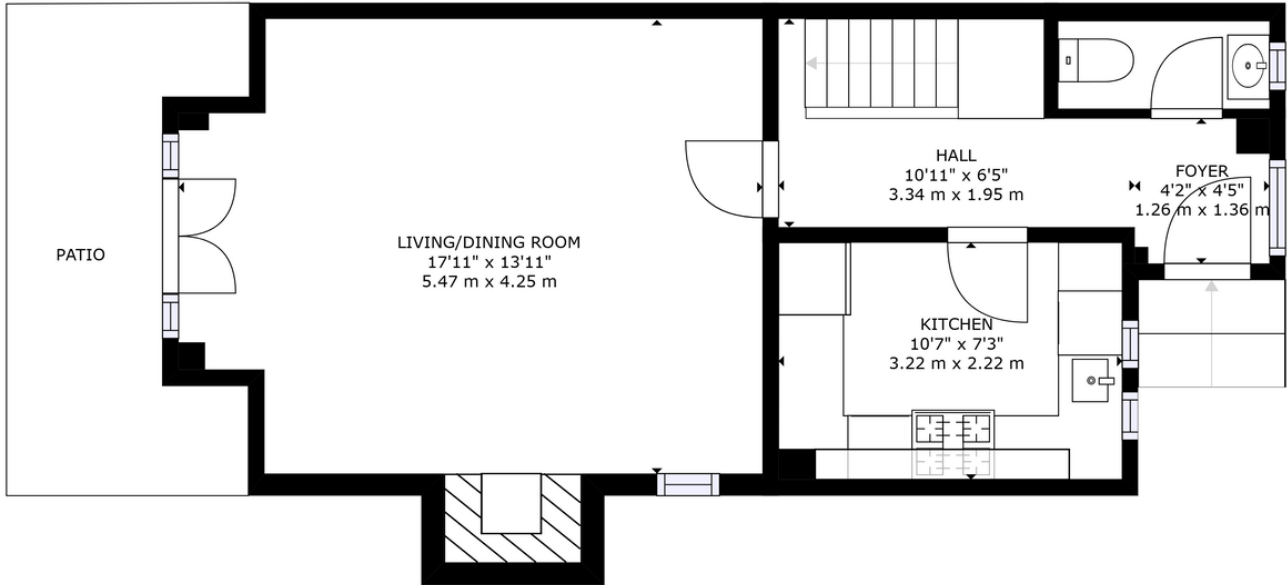




## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**Martin & Co Leeds Horsforth** **0113 258 8664**  
 93 New Road Side • Horsforth • Leeds • LS18 4QD  
 T: 0113 258 8664 • E: horsforth@martinco.com <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

