



**Preston
Baker** 
Estate & letting agents

Flat 2, Hesketh Court
11 Hesketh Road, Leeds, LS5 3ET

£150,000

At a glance

www.prestonbaker.co.uk



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This impressive well presented two bedroom ground floor apartment is situated within the popular North West Leeds area of Kirstall and close to Headingley train station.

Spacious property throughout, the apartment is located close to a full range of local amenities found in Kirstall and Headingley including shops, cafes and restaurants. The property comprises of; communal entrance, private entrance hallway, modern fitted kitchen with integrated appliances, light and airy spacious lounge/dining room, two double bedrooms, an ensuite shower room and a modern house bathroom with shower.



The apartment enters via a secure intercom system into a communal hallway and leads into a private central hall which provides access to all rooms.

The bright spacious lounge/dining room has a bright window to one side and glazed patio doors which lead out directly onto the communal lawned and walled gardens.

The fitted kitchen has cabinets and worktops to two sides and includes fitted cooking appliances and a sink and drainer unit. The beautiful tiled house bathroom has the benefit of a white modern sanitary suite with a plumbed in shower over the bath with a glazed shower screen.

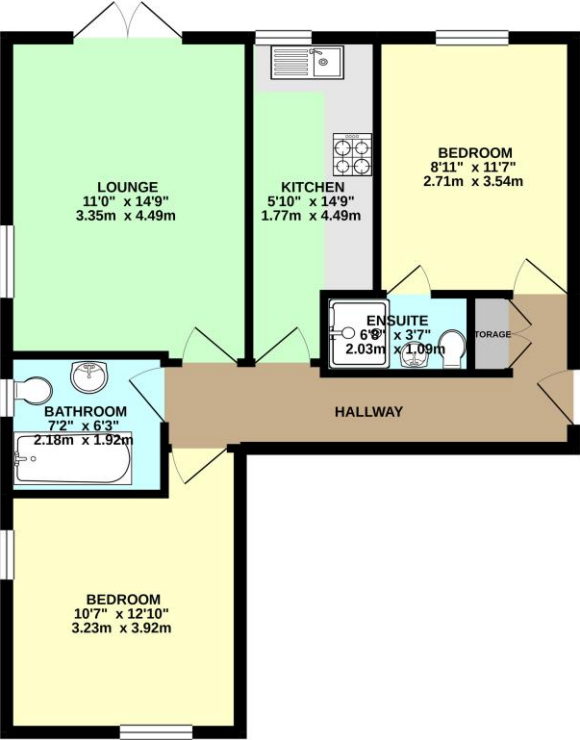
There are two double bedrooms from the central hall, the master having an ensuite shower room.

The property sits in private communal gardens and has the benefit of gated and secure off street parking.

An early inspection is recommended to appreciate all this contemporary apartment has to offer.



GROUND FLOOR
614 sq. ft. (57.0 sq. m.) approx.



TOTAL FLOOR AREA : 614 sq. ft. (57.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your notes on the property:

A series of horizontal dashed lines for taking notes on the property.



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