



Catalina, Gotts Road, Leeds, LS12 1DH

STUNNING WATERFRONT LOCATION - FIRST TIME BUYER 'DREAM' - RIGHT ON THE CANAL - 600 SQ FT - SOUTH FACING BALCONY - SECURE UNDERGROUND PARKING - ALL DAY SUN - THIRD FLOOR - YOU MUST GO INSIDE TO APPRECIATE the exceptional living space offered by this most impressive very well appointed larger style one bed roomed apartment affording a delightful outlook over the canal, from what must surely be one of the finest positions on the third floor of this much sought after and convenient contemporary style city centre development less than ten minutes walk from Leeds train station, with easy access to the motorway network. The property, with on site concierge, comprises communal lobby, entrance hall, very spacious 22' x 12' living room with lounge/dining area and modern fitted kitchen area, south facing balcony, large double bedroom, modern bathroom, electric heating, wood flooring, sealed unit double glazing and landscaped communal piazza.

Offers Over: £140,000

Gotts Road, Leeds, LS12 1DH

COMMUNAL LOBBY

Lift to all floors.

ENTRANCE HALL

Built in storage cupboard. Wood flooring.

LIVING ROOM

6.78m (22' 3") X 3.66m (12' 0")

LOUNGE/DINING AREA

Superb outlook over the canal. French window to balcony. Wood flooring. Radiator.

KITCHEN AREA

Inset circular single drainer stainless steel sink unit with mixer tap. Wall cupboards. Range of floor cupboards. Breakfast bar. Formica work surfaces. Stainless steel built under oven. Matching four hob unit with stainless steel splash back and matching chimney extractor hood. Integrated fridge, dishwasher and automatic washing machine. Wood flooring.

SOUTH FACING BALCONY

Stunning outlook over the canal.

BEDROOM

7.32m (24' 0")x 2.74m (9' 0")

Overlooking the canal. Radiator.

BATHROOM

Panel bath with mixer tap, shower unit and shower screen. Wash hand basin with mixer tap. Concealed low level W.C. Matching part tiled walls (shower section fully tiled) Matching tiled floor. Built in storage cupboard housing hot water tank. Inset display shelf with mirror.

LANDSCAPED COMMUNAL PIAZZA

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Monday - Saturday: 09:00 - 17:30

sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.