



The Gateway North, Crown Point Road, Leeds LS9 8BY

SUPERB INVESTMENT OPPORTUNITY - OVER 7.5 PERCENT RETURN - 280 SQ FT - NINTH FLOOR - ON SITE CONCIERGE - NOT TO BE MISSED. A most attractive very well appointed studio apartment occupying an excellent position on the ninth floor of this fashionable ultra modern city centre development with easy access to the motorway network. The property, with convenience store and residents gym, comprises communal lobby, entrance hall, very spacious living/bedroom and luxury fitted kitchen area, deluxe bathroom, electric heating, wood flooring, sealed unit double glazing and landscaped communal piazza.

Offers Over: £90,000

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COMMUNAL LOBBY

Secure mail box. Two lifts to all floors.

ENTRANCE HALL

Built in store cupboard housing hot water tank and automatic washing machine. Wood floor.

LIVING ROOM

4.34m (14' 3") x 4.27m (14' 0")

LOUNGE/BEDROOM AREA

Wood floor. Radiator.

KITCHEN AREA

Inset circular stainless steel sink unit with mixer tap. Wall cupboard units. Floor cupboard units. Built in microwave oven, ceramic two hob unit with stainless steel splash back and concealed extractor hood. Integrated fridge. Wood flooring.

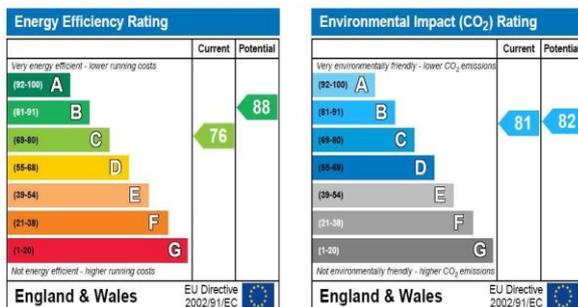
DE LUXE BATHROOM

Panel bath with mixer tap. Shower over and shower screen. Wash hand basin with mixer tap. Concealed low level W.C. Two walls matching fully tiled (including shower section) Matching tiled floor. Inset display shelf with mirror. Heated towel rail.

LANDSCAPED COMMUNAL PIAZZA

EPC

ENERGY PERFORMANCE RATING



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

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.

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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.

