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**LINLEY &  
SIMPSON**



## **THE PLACE, 564 HARROGATE ROAD, LEEDS, LS17 8BL**

A luxury apartment situated in a highly desirable and prestigious location that has been finished to an incredible high standard with a range of high end fittings.

**Asking Price £244,950**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

Securely accessed via large electric gates is visitor parking and a large electric underground garage door opens to the secure private parking. Extremely well kept communal areas with key fob entry and intercom system lead to this ground floor apartment. Internally, a large hallway runs through the centre providing access to a large open plan kitchen with dining and sitting areas. There are two double bedrooms, the master bedroom having a dressing room and en suite, along with a separate bathroom.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With intelligent key fob alarm and diming ambient lighting system, and built in boiler/utility cupboard.

### **SITTING/DINING KITCHEN 16'6" X 19'0" (5.03 X 5.80)**

Fitted wall and base units with Corian work surfaces over, inset sink unit, glass splashbacks, integrated dishwasher, integrated microwave, electric oven and hob with extractor hood over, door leading to private balcony and central heating radiator.

### **MASTER BEDROOM 10'3" X 17'3" (3.11 X 5.25)**

Double glazed window to front, large double walk in dressing room with two sets of fitted wardrobes, and central heating radiator.

### **ENSUITE SHOWER ROOM**

Luxury walk in rainfall shower, low level WC, hand wash basin and wall mounted heated towel rail.

### **BEDROOM TWO 14'4" X 9'4" (4.36 X 2.83)**

Double glazed window to side, fitted wardrobes with mirror front sliding doors, and central heating radiator.

### **BATHROOM**

High end tiling, wall mounted WC, designer bath with rainfall shower, sink unit and heated towel rail.

## **OUTSIDE**

### **COMMUNAL GARDEN**

Impressively landscaped with a mix of attractive planting, lighting, pebbles and borders. A monitored CCTV system is fitted throughout the building and communal areas/grounds.



