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**LINLEY &
SIMPSON**



BRACKENHURST DRIVE, MOORTOWN, LEEDS, LS17 6WE

An amazing three bedroom, duplex penthouse apartment spread over two floors, with two shower rooms, an impressive living room and modern kitchen/breakfast room. Internal viewing is recommended.

Asking Price £195,000

Linley and Simpson are excited to offer this spacious three bedroom, duplex penthouse apartment located in this much sought after residential area in North Leeds. The accommodation is spread over two floors, comprising security entry system, stairs to the second floor, spacious lobby, hallways and landings, an impressive and bright living room with ample space for a dining table, a 'Juliet' balcony, modern kitchen/breakfast and to finish off this floor there is the third bedroom and a separate fantastic modern shower room. On the top floor there are two further double bedrooms, a useful storeroom, the second shower room has connecting doors to the master bedroom and the landing. Outside the communal gardens are immaculately kept, there is an allocated car parking space and communal visitor parking. An internal viewing is recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

Entry buzzer system, stairs leading to all floors, front door to:

LOBBY & ENTRANCE HALL

Front entrance door located on the second (top) floor leading to a spacious lobby and hallway with doors to living room, kitchen/breakfast room, bedroom three, second shower room, and stairs to the second floor.

LIVING/DINING ROOM 21'5" x 13'11" (9.6 x 3.99)

A lovely bright and spacious living room with double glazed doors to a Juliet balcony overlooking the communal gardens, slim line storage heater, coving to ceiling, with room for dining table and a large sofa.

BREAKFAST KITCHEN 17'0" x 8'7" (5.18 x 2.65)

A great size and modern kitchen/breakfast room with wall and base units, , one and half bowl sink unit, integrated oven and hob, extractor hood, integrated washer dryer, integrated dishwasher, ceiling spotlights, and feature tiled walls.

BEDROOM THREE 14'0" x 12'7" (4.26 x 3.87) max

A spacious double room with double glazed window to the rear, slim line storage heater.

SHOWER ROOM

One of two modern shower & laundry rooms with vanity unit with wash hand basin, step in shower cubicle, low level WC, feature tiled walls and flooring, extractor fan.

TOP FLOOR

LANDING

Doors leading to master bedroom, bedroom two, shower room and store room.

MASTER BEDROOM 16'7" x 12'11" (5.09 x 3.69)

Double glazed window to rear, fitted wardrobes, door leading to shower room.

BEDROOM TWO 16'7" x 11'0" (5.09 x 3.35)

Double glazed window to front, fitted wardrobes, slimline storage heater.

STORE ROOM

A useful storage room.

SHOWER ROOM

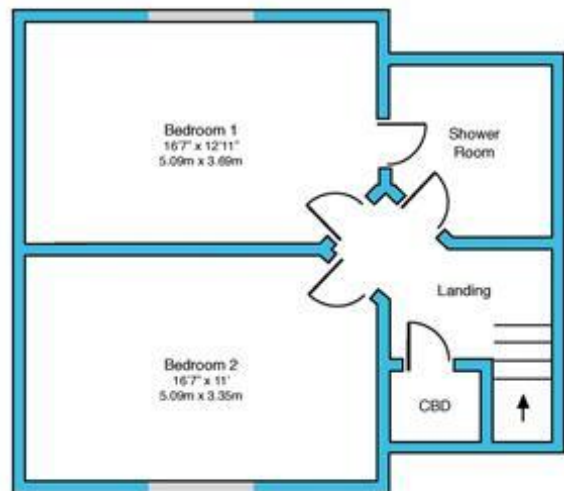
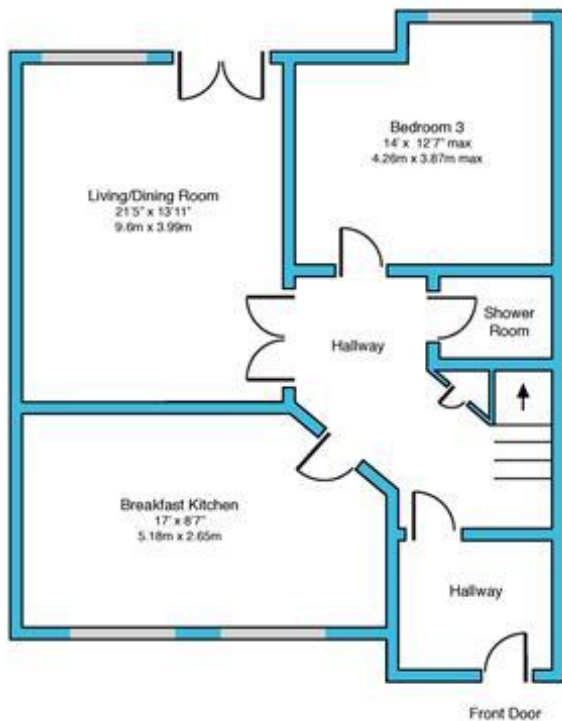
Step in shower cubicle with multi jet system, pedestal wash hand basin, low level WC, Velux window to rear, extractor fan and doors to hallway and master bedroom.

OUTSIDE

COMMUNAL GARDENS

Very well maintained communal gardens laid mainly to lawn with tree and shrub borders, allocated parking and visitor parking.





For illustrative purposes only. Not to scale.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 77 | |
| | 62 | | |
| | | | 70 |
| | | | 70 |