



## 7 Highthorne Court, Shadwell, Leeds, LS17 8NW

A beautifully presented two bedroom, two bathroom apartment in lovely Shadwell.

Located on the ground floor, the property enters into a hallway with two storage cupboards and intercom entry. Double doors enter into the front living room and dining area, which boasts modern decor and ample natural light. The kitchen is located off the dining area, which has been recently modernised to a stunning standard.

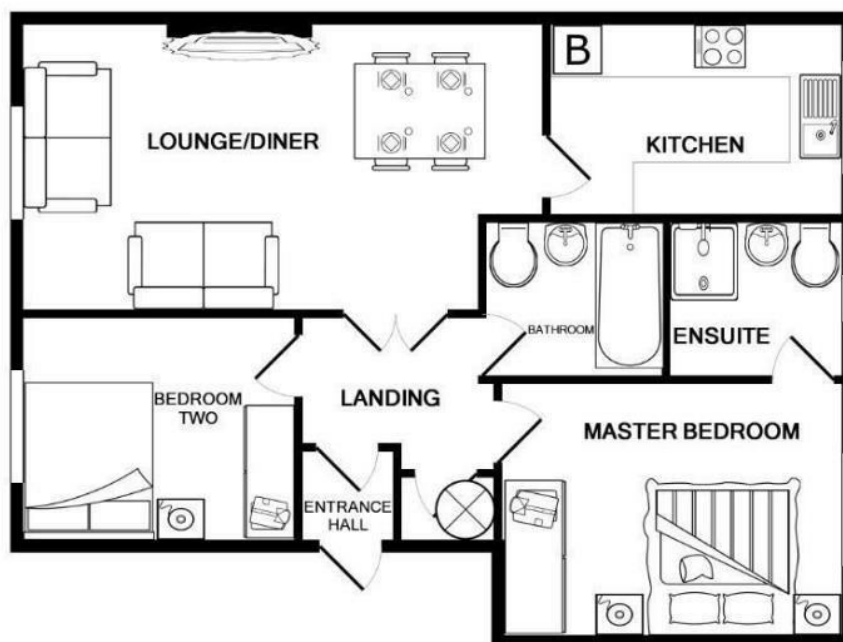
There are two bedrooms. The master contains fitted wardrobe storage and accesses the ensuite shower room, which has also recently been renovated. The second bedroom is a comfortable double. The house bathroom, also modernised, has a bath with fitted shower.

The property also includes a private garden terrace to the front. Private allocated parking for two cars is located outside the block.

- Two Bedrooms
- Two Bathrooms
- Recently Renovated
- Private Front Garden
- Allocated Private Parking
- Ground Floor

**£199,950**

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HIGHTHORNE COURT, SHADWELL, LEEDS, LS17  
TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Tel: