



THACKRAH COURT, 1
SQUIRREL WAY,
LEEDS, LS17 8FQ

£280,000

2 Bedroom Flat

EPC Rating: B

LINLEY &
SIMPSON

Secure electric gates open to the car park and beautiful landscaped gardens. A simple intercom system allows access to immaculate communal lounges, lunch and tea room along with a laundry room and peaceful areas to relax. With lift access to the first floor, the apartment comprises of; sitting/dining room with double doors to the kitchen, two bedrooms, wet room and storage, all accessed via a large entrance hall.

ENTRANCE HALL

Reception hall, entrance door and electric storage heater.

WC/CLOAKROOM

Low level WC, hand wash basin, part tiled walls and electric heated towel rail.

LOUNGE/DINING ROOM 10'4" X 16'9" (3.16 X 5.10)

Double doors leading to a good size balcony and perfect for al-fresco dining, double doors opening from kitchen, stylish electric fire, wall light points, telephone point, television point, double glazed patio door and electric storage heater.

KITCHEN 10'4" X 7'2" (3.16 X 2.18)

Fitted wall and base units with work surfaces over, built in electric oven and hob with extractor hood over, tiled splashbacks, tiled flooring and double glazed windows to side and rear.

BEDROOM ONE 10'1" X 12'0" (3.08 X 3.65)

Double glazed window to rear, telephone point, television point, large walk in wardrobe and electric storage heater.

BEDROOM TWO 10'2" X 12'9" (3.10 X 3.89)

Double glazed window to rear, telephone point, television point and electric storage heater.

WETROOM

Shower area, low level WC, hand wash basin with vanity unit, tiled walls, shaver point, heated towel rail and extractor fan.

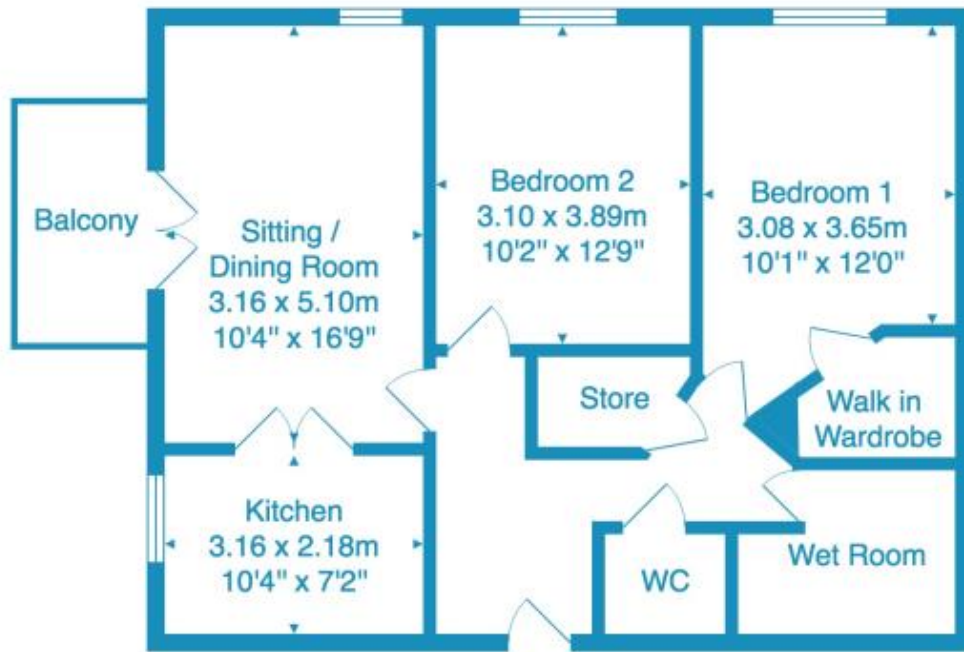
OUTSIDE

COMMUNAL GARDEN

Landscaped with a range of mature greenery and flowers with patio area creating a perfect area to relax.

AGENTS NOTE: We are advised that the property is leasehold with a ground rent charge of £255 paid every six months and a monthly service charge of £667. There is a lease length remaining of 996 years (approx. correct as of 2018). We have not seen documentation to verify this information and suggest that a buyer should confirm these details via their solicitor.





Total Area: 71.9 m² ... 773 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	89	89	(81-91) B	87	87
(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		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Agents Notes

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