



CORNERSTONE

4 Ashfield Park, Headingley, Leeds, LS6 2QT



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4 Ashfield Park

Guide Price £179,950

The first viewings are Saturday 15th of February 2025.

Cornerstone are delighted to offer for sale this two-bedroom first-floor apartment located in this quiet and leafy location of Headingley.

Ashfield Park is a brilliant development having an owner-occupier-only policy and is situated in the Headingley Conservation Area.

The property benefits from being within walking distance of the popular centres of Headingley and Meanwood. This means the apartment is in striking distance of so many great amenities. These include while only naming a few, coffee shops, cafes, bars, pubs, restaurants, and supermarkets including a Waitrose in Meanwood, the list does keep on going.

Transportation links are excellent and Leeds city centre can be accessed with ease from this location as well as Leeds University.

This apartment comprises a hallway with a storage cupboard, a kitchen, an open-plan sitting & dining room, a principal bedroom which has built-in wardrobes, a second bedroom, and a bathroom.

Externally the apartment is surrounded by lovely green communal gardens, ample parking and a single garage.

We expect his apartment to be popular due to its location, size and price.

APARTMENT HALLWAY

You enter into the apartment through a timber door. The hallway gives access to every room in the apartment and is decorated neutrally. The hallway has a wood effect floor and coving to the ceiling. A telephone intercom for the apartment's communal front door is located in the hallway which allows remote unlocking of the main door into the communal hallway. The hallway benefits from a handy storage/utility cupboard which has space for a free-standing fridge freezer.

KITCHEN

The kitchen comprises ample lower and upper-level cupboards with contrasting worktops and tiled splashbacks. The kitchen utilities comprise a stainless sink with a drainer, a free-standing oven with a hob and space for a washing machine. A double-glazed window above the sink allows natural light in with a pleasant view out. The kitchen is decorated neutrally with a wood effect floor.

UTILITY CUPBOARD

A handy storage/utility cupboard can be accessed from the hallway which is next to the kitchen. This cupboard has plenty of space and the current owners use it for storage and also space to house a large freestanding fridge freezer.

OPEN PLAN SITTING & DINING ROOM

This spacious, neutrally decorated open-plan sitting and dining room is bright and airy, thanks to two large double-glazed windows that offer lovely views. Again, coving to the ceiling and a wood-effect floor are present.

PRINCIPAL BEDROOM

A spacious principal bedroom that is decorated neutrally. This bedroom benefits from built-in wardrobes and two double-glazed windows allow natural light in. The apartment's gas boiler is situated in one of the built-in wardrobes.

BEDROOM TWO

The second bedroom is again neutrally decorated. A double-glazed window allows natural light in.

BATHROOM

The bathroom is tiled and comprises a bath with a glass screen and a shower. The bathroom also has a pedestal wash basin and a toilet.

THE GROUNDS

The grounds of Ashfield Park have ample parking. The grounds are also surrounded by some lovely leafy mature trees, hedges and vast lawned areas.

THE GARAGE

The garage is accessed by an up-and-over door and can be seen from the apartment.

IMPORTANT INFORMATION

TENURE - LEASEHOLD - 162 years remaining from 2025.

Owner Occupier Only Development.

Service Charge - Currently £1,340.00 per annum.

Ground Rent - £0.00

Buildings Insurance - £303.95 per annum.

Managing Agent - Adair Paxton.

Council Tax Band B.

Located in the Headingley Conservation Area.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

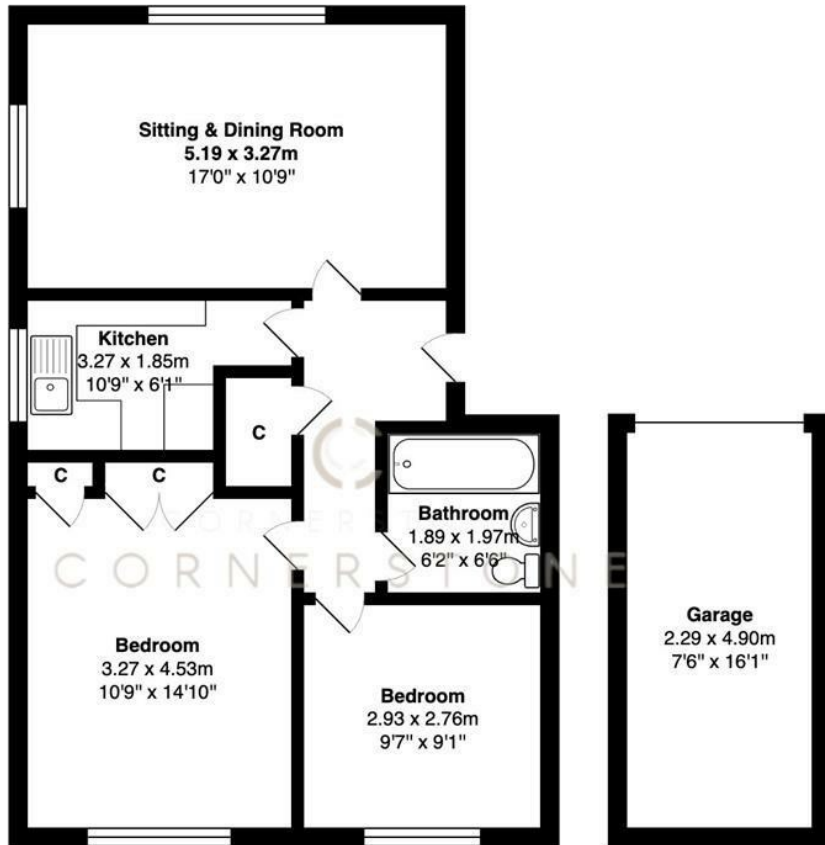
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check were we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





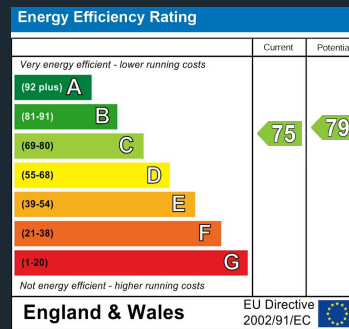
Ground Floor

Total Area: 68.7 m² ... 739 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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