



Woodlands Court | Kippax | LS25 7RL

£145,000

Two Bedroom Ground Floor Apartment | Council Tax Band B | EPC Rating D

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*** TWO BEDROOM GROUND FLOOR APARTMENT. NO CHAIN. OVER 60'S COMPLEX. COMMUNAL GARDENS & PARKING ***

A splendid two bedroom ground floor apartment situated in a desirable over 60's complex on the outskirts of the poplar residential area of Kippax. This property is presented to market with NO CHAIN!, offering an enticing proposition for those seeking immediate availability. The flat boasts ample living space, including a good sized lounge with an electric fire and a fitted kitchen with a built-in oven and hob.

The two bedrooms provide comfortable accommodation for residents or guests, with the master bedroom having a range of fitted wardrobes. There is also a bathroom with an adapted 'step into' shower/bath. The communal off-road parking to the front adds an element of security and convenience for residents.

Further enhancing its appeal, the flat benefits from well maintained communal gardens, providing a tranquil space for relaxation and socialising. This is a wonderful opportunity to acquire a property that combines comfort, convenience and community living.

Contact us today to arrange a viewing or for more information. This could be the perfect property for those seeking a peaceful, community focused living environment.

Communal Entrance

Communal entrance hallway. Door to a private hallway:

Entrance Hall

Wall mounted electric heater, coving to the ceiling, door to a built-in storage cupboard and a door to:

Fitted Kitchen 2.77m x 3.23m (9'1" x 10'7")

Fitted with a matching range of base and eye level units with worktop space over with drawers, a one and half bowl stainless steel sink unit with a single drainer and mixer tap, tiled surround, plumbing for an automatic washing machine, space for a fridge/freezer, built-in electric oven, built-in four ring ceramic hob with an extractor hood over and a double-glazed window to the front.

Lounge 4.27m x 3.35m (14'0" x 11'0")

Double-glazed window to the front, wall mounted electric heater, coving to the ceiling and an electric fire with a wood surround.

Master Bedroom 3.68m max x 3.33m max (12'1" max x 10'11" max)

12'1" max into robes (10'3" to robes) x 10'11" max
Fitted with a range of wardrobes with hanging rails, shelving, overhead storage cupboards and drawers, wall mounted electric heater and a double-glazed window to the rear overlooking a lawned area.

Bedroom 2 2.26m x 3.25m (7'5" x 10'8")

Wall mounted electric heater and a double-glazed window to the rear overlooking a lawned area.

Bathroom

Fitted with a three piece suite with a 'step into' adapted shower/bath with an electric shower over, wash hand basin with storage under and a WC with a hidden cistern. Full height tiling to all walls, extractor fan, and a chrome ladder style towel rail.

Outside

There are communal lawn gardens. In addition, there is communal off-road parking to the front of the property.

Agents Note

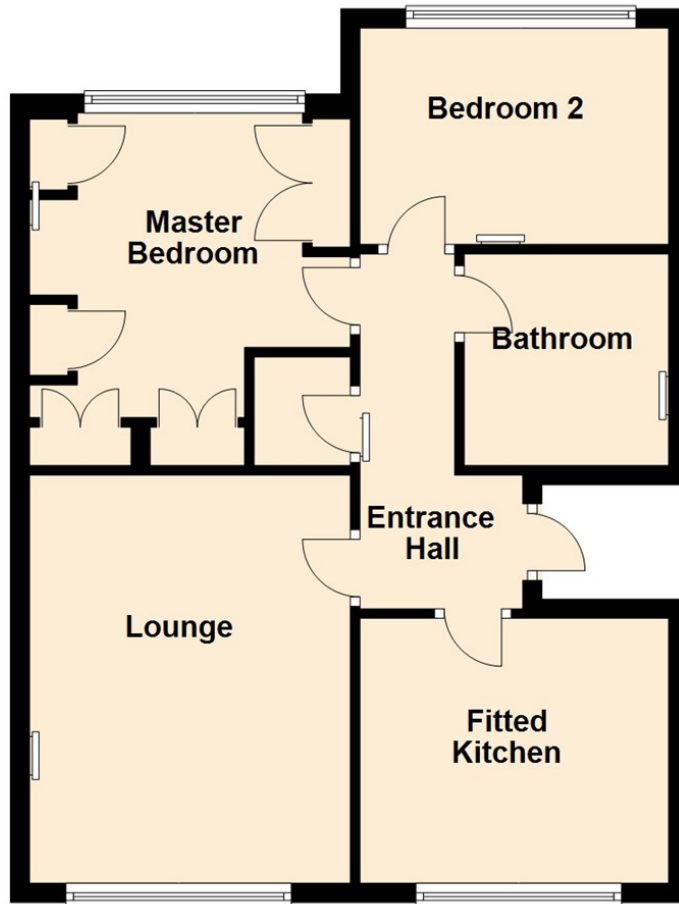
Please note that this property is LEASEHOLD. The lease is 99 years, from 1989 and has 64 years remaining. The exact maintenance charges are to be confirmed, but are in the region of £2280 per year, which is reviewed yearly.

The vendors of this property are employees of Emsleys, and therefore we are declaring personal interest.



Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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