



Ash Court | Killingbeck | LS14 6GL

£138,000

Two bedroom apartment | Council Tax Band B | EPC rating B

Emsleys | estate agents

TWO BEDROOM LARGER STYLE SECOND FLOOR APARTMENT WITH VIEWS AND ALLOCATED PARKING!

This two bedroom top floor apartment is sure to impress. This spacious apartment occupies a corner position and so offers views across the development and beyond. The property benefits from having gas central heating and double-glazing throughout along with a modern grey gloss kitchen, spacious living area with Juliette balcony and two double bedrooms (one with a second Juliette balcony).

The accommodation briefly comprises; communal entry, entrance hall with two fixed storage cupboards, living room with a kitchen adjacent, two double bedrooms and a bathroom. To the outside are communal gardens and allocated on-site parking.

Situated within the popular York Dale development. This TWO bedroom apartment is located close to a full range of local amenities found within Killingbeck, including shops, cafes and restaurants as well as excellent transport links into Leeds city centre.

Ground Floor

Communal Entrance

A secure front door leads into a communal entrance hall with an intercom system.

Second Floor

Entrance Hall

A good size entrance hall with two fixture cupboards providing useful storage space.

Living Room 5.03m x 4.42m (16'6 x 14'6)

An impressive room flooded with natural light from two double-glazed windows and French windows which open to the Juliette balcony. Spotlights to the ceiling and a central heating radiator. Open to:-

Kitchen 3.84m x 1.55m (12'7 x 5'1)

Fitted with a modern range of white gloss wall and base units with tiled splashbacks and worktop surfaces over. Space for a tall fridge/freezer and a washing machine. Integrated electric oven with a gas hob with a chimney

style extractor hood and an inset sink unit with side drainer and mixer tap. Double-glazed window to the side elevation and a central heating radiator.

Bedroom One 3.56m x 2.57m (11'8 x 8'5)

A double bedroom with French windows opening to the Juliette balcony and a central heating radiator.

Bedroom Two 4.14m x 2.57m (13'7 x 8'5)

A second double bedroom with a double-glazed window to the front and a central heating radiator.

Bathroom

Part-tiled white bathroom suite which comprises; panelled bath with a mains fed shower and glass screen over, close coupled WC and pedestal hand wash basin, central heating radiator and an extractor fan.

Exterior

Ash Court is set in a prominent position to the front of the development. Communal gardens are to the rear with a car park offering a numbered allocated parking space and visitors parking.

Directions

From our Crossgates office on Austhorpe Road head west and at the junction turn right onto Ring Road. At the roundabout take the first exit onto Crossgates Road. At the next roundabout take the first exit onto York Road. After 0.2 of a mile turn right at the traffic lights onto Oak Tree Lane and continue to the top, where Ash Court can be found straight ahead.

Agents note

Lease length is 125 years from 2006

Maintenance charge is £1108.50 per annum

Ground rent is £225 per annum





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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents