



Ash Court | Killingbeck | LS14 6GL

£140,000

Two Bedroom Apartment | Council Tax Band B | EPC Rating C

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TWO BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING!

This two bedroom top floor apartment is sure to impress. The property benefits from having gas central heating (replaced boiler installed 2021) and double-glazing throughout. Along with a modern wood grain effect kitchen with integrated appliances, spacious living area and two bedrooms. This one is not to be missed.

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.

*** Call now to arrange your viewing ***

Ground Floor

Communal Entrance

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

Third Floor

Entrance Hall

A good size entrance hall with two fixture cupboards providing useful storage space and a central heating radiator.

Living Room 4.21m x 1.65m (13'10" x 5'5")

An impressive room flooded with natural light from the French windows which open to the Juliette balcony. Two central heating radiators. Open to:-

Kitchen 2.06m x 2.71m (6'9" x 8'11")

Fitted with a modern range of wood grain effect wall and base units with tiled splashbacks and complimentary worktop surfaces over. Integrated appliances include a tall

fridge/freezer, dishwasher, washing machine, built under electric over with a gas hob and chimney style extractor hood over. An inset sink unit with side drainer and mixer tap sits in front of a double-glazed window. Concealed gas central heating boiler (installed 2021).

Bedroom 1 4.19m x 2.49m (13'9" x 8'2")

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

Bedroom 2 2.57m x 2.29m (8'5" x 7'6")

A second 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.

Leasehold Information

Term of lease is 150 years from 2006 with 132 years remaining.

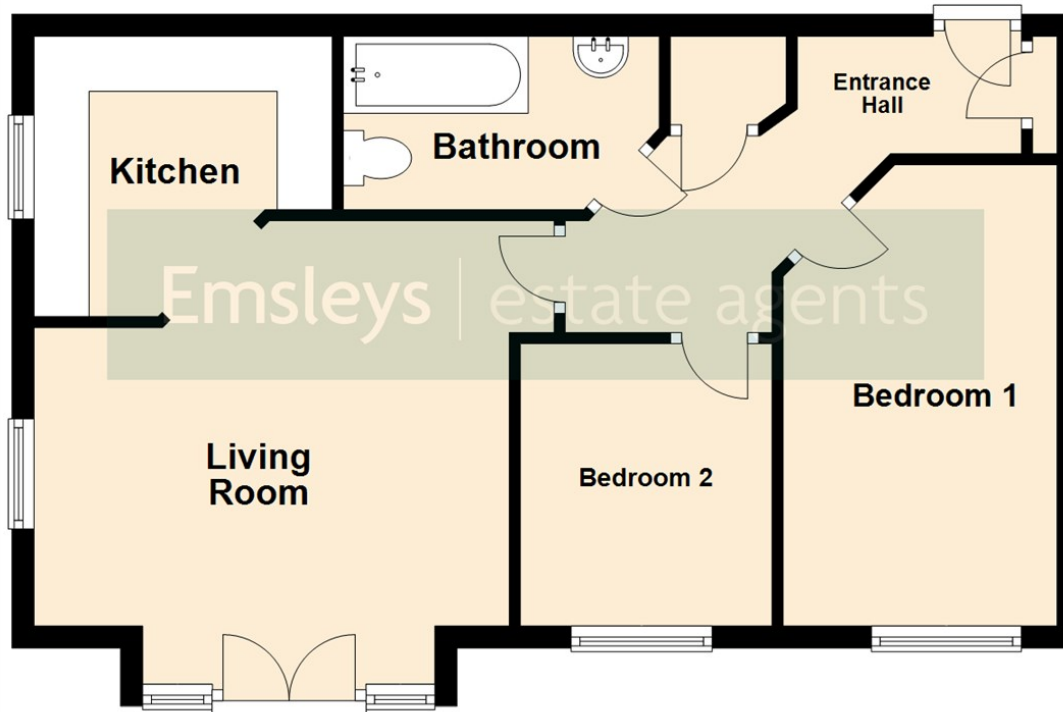
Management service fee of £1258.00 per year

Ground rent payment is £167.34 per year (£83.67 half yearly)



Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 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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