



Ash Court | | LS14 6GL

£110,000

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

**Emsleys** | estate agents

We are acting on the sale of the above property and have received an offer of £110,000 on the above property

.\*\*\* TWO BEDROOM GROUND FLOOR APARTMENT WITH LARGE OPEN-PLAN LIVING AREA AND ALLOCATED PARKING \*\*\*

Situated on the ever popular 'York Dale' development just off the A64/York Road. The property offers excellent open-plan accommodation, and benefits from double-glazed windows, central heating and allocated off-road parking for one car (marked no.3). The property is in need of some redecoration and refurbishment and offers an ideal buy for either a first time buyer or investor alike.

The accommodation briefly comprises: Communal entrance hallway, private entrance hallway, open-plan fitted kitchen with built-in hob and oven, living area, modern shower room with white suite, plus two good sized bedrooms. There are communal lawn gardens, and allocated parking bay plus visitor parking bays.

The modern housing development, enjoys mature tree lined roads and is situated just off the A64/York Road, near the Killingbeck retail park. Excellent commuter access to both Leeds and York, with a train station located in central Crossgates.

\*\*\* Call now 24 hours a day, 7 days a week \*\*\*

## Ground Floor

### Communal Entrance

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

### Entrance Hall

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

### Living Room 4.32m x 3.63m (14'2 x 11'11)

With a double-glazed window to the front and two central heating radiators. Open to:-

### Kitchen 3.78m x 1.55m (12'5 x 5'1)

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

### Bedroom One 4.14m x 3.15m (13'7 x 10'4)

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

### Bedroom Two 3.56m x 2.54m (11'8 x 8'4)

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

### Bathroom

Part-tiled bathroom suite which comprises; panelled bath, a 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 2007 with 133 years remaining.

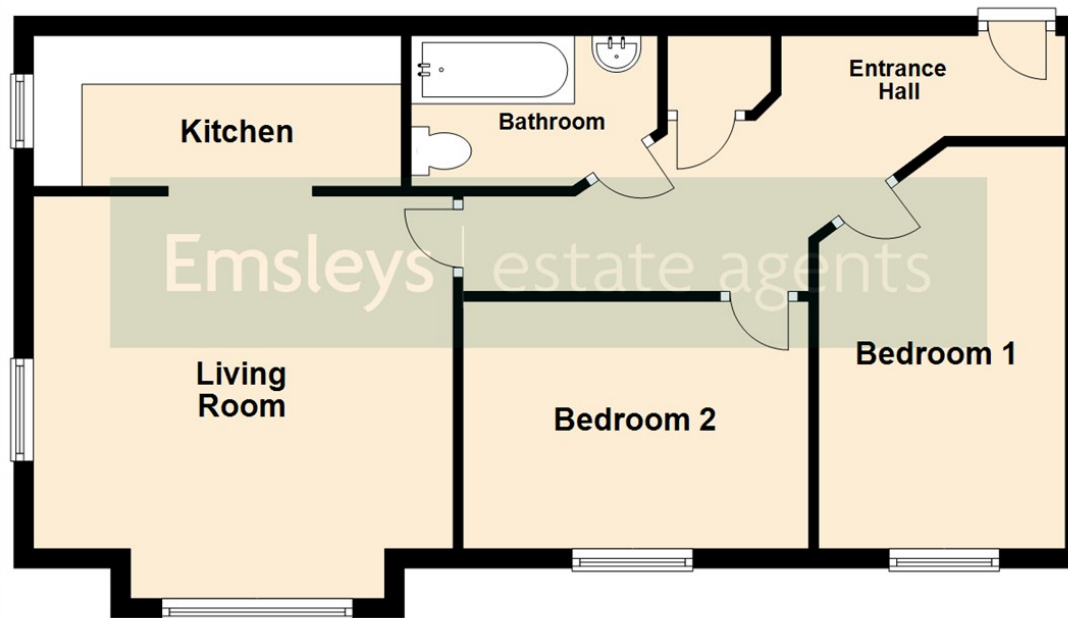
Management service fee of £1258.00 per year

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



## Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 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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