



The
**Property
Selling**
company™

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172 Queenshill Avenue, Leeds, LS17 6BR

Price £160,000

We are pleased to present this 3 bedroom maisonette in the desirable location of Moortown.

OFFERED TO THE MARKET CHAIN FREE AND NOW VACANT!!!

Accommodation is set over two floors, to the ground floor is the living room and kitchen. To the first floor are three bedrooms and family bathroom.

The property is located in Moortown which is a suburb located 4 miles north of Leeds City Centre. It's positioned to the side of Leeds Ring Road, making commuting and access very easy. There are ample bus routes, supermarkets and schools in the surrounding area.

The property is perfect for a first time buyer or someone looking to invest!

Call the office today to get a viewing!!

GR and SC - £771.45 per year which is paid quarterly of £192.84 inclusive of the GR.

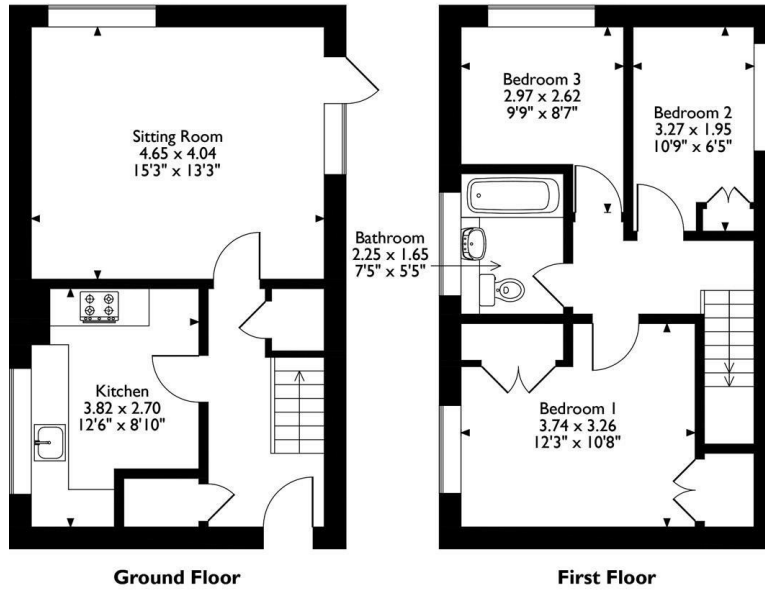
92 years remaining



Queenshill Avenue, Leeds

Approximate Gross Internal Area

76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Kitchen

12'6" x 8'10" (3.82 x 2.70)
The light, modern kitchen is a good size with front aspect views. It offers wooden wall and base cabinets with co-ordinating worktops and flooring. There is space for under worktop and free-standing appliances and there are integrated appliances including a stainless steel extractor hood, double oven and hob.

Sitting Room

15'3" x 13'3" (4.65 x 4.04)
The spacious, dual aspect sitting room is well-presented and light-filled with carpeted flooring. A door from here opens out to the large communal garden area.

Bedroom 1

12'3" x 10'8" (3.74 x 3.26)
This large, double bedroom offers carpeted flooring, in-built storage and front aspect views.

Bedroom 2

10'8" x 6'4" (3.27 x 1.95)
This generous sized bedroom is light and airy and offers garden aspect views and in-built storage.

Bedroom 3

9'8" x 8'7" (2.97 x 2.62)
The third bedroom is also light and of a good size with carpeted flooring and garden views.

Bathroom

7'4" x 5'4" (2.25 x 1.65)
The modern bathroom offers a crisp, white three-piece bathroom suite with stretcher-bond style wall tiling. There is also a shower over the bath.

Garden

The development is approached up steps and is surrounded by greensward. There is a communal security entrance and this impressive flat is found on the ground floor.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

- Leasehold
- Great Location
- All buyers welcome
- NOW VACANT

