



Gardenhurst, Cardigan Road, Leeds LS6 1WD

welcome to

Gardenhurst, Cardigan Road, Leeds

A recently renovated first floor apartment in a gated development with two double bedrooms, two bathrooms and two allocated parking spaces. Located in a highly sought after area which offers fantastic access to local amenities and transport links Headingley has to offer.



Gardenhurst

A recently renovated well-presented two bed first floor apartment situated in the ever popular location of Headingley. In brief the accommodation comprises; entrance hall, lounge, kitchen, master bedroom with en-suite, second double bedroom and bathroom. Externally the property sits in well maintained gated grounds and offers secure parking for two cars. Situated within a popular and sought after location this apartment is conveniently situated for access to the excellent amenities and transport links that Headingley has to offer.

Entrance Hall

Having a secure communal entrance, a staircase and lift provide access to the upper floors.

Apartment Entrance Hall

The apartment door opens into the entrance hall which has a telecom entry system, storage cupboard and recently fitted carpet.

Lounge

14' x 11' 4" (4.27m x 3.45m)

Having an electric panel heater, recently fitted carpet and two double glazed windows to the rear and side elevations which flood the room with natural light.

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; eye level electric oven and electric hob with cooker hood over. Space for fridge freezer and plumbing for washing machine and option to install a dishwasher. Double glazed window to the rear elevation.

Bedroom One

8' 9" x 13' 3" (2.67m x 4.04m)

A double bedroom with fitted wardrobe, electric panel heater, recently fitted carpet and double glazed window to the side elevation.

En-Suite

Recently renovated with a walk in shower cubicle with mains fed shower, vanity wash hand basin and low flush wc. Part tiling to walls, ceiling spot lights, electric heater and extractor fan.

Bedroom Two

8' 6" x 17' 1" (2.59m x 5.21m)

The second double bedroom has a storage cupboard housing the boiler, an electric panel heater and recently fitted carpet. Double glazed window to the side elevation.

Bathroom

A recently renovated white three piece suite comprising; paneled bath with mixer tap and shower attachment and screen to the side, vanity wash hand basin and low flush wc. Part tiling to walls, electric heater and extractor fan.

Externally

The property sits in well maintained gated grounds and offers secure parking for two cars.

Lease Information

Ground rent - £350 per annum,
Service charge - £2141.76 per annum (split into quarters)



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welcome to

Gardenhurst Cardigan Road, Leeds

- First Floor Apartment
- Two Double Bedrooms
- Set In Well Maintained Grounds
- Gated Access & Secure Parking
- Great Access To Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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