



4 Potternewton Mount, Meanwood  
Offers over £165,000

IDEAL FIRST TIME BUY - TWO BEDROOM FIRST FLOOR APARTMENT - CONVENIENT LOCATION WITHIN WALKING DISTANCE TO MEANWOOD & CHAPEL ALLERTON - OPEN PLAN LIVING/DINING KITCHEN WITH INTEGRATED APPLIANCES - BATHROOM WITH BATH AND SHOWER - DESIGNATED PARKING

This property is a fantastic first time buy. Situated on the first floor and accessed via entry phone the property has electric heating. Briefly comprising: Entrance hall, master bedroom, open plan living/dining/kitchen which is a spacious bright area. Second bedroom, house bathroom with shower and bath. Outside the property there is designated parking and mature planted communal grounds - INTERNAL VIEWING RECOMMENDED - EPC RATING B - FLOORPLAN TO FOLLOW

### AREA GUIDE

This wonderful home is just minutes walking distance of Meanwood and its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym and Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre and many other areas. The property is within the catchment area for many desirable primary and secondary schools.

### LEASEHOLD

Leashold - 125 years from 2008  
Service Charge - £1,567.06  
Ground Rent - £357.07

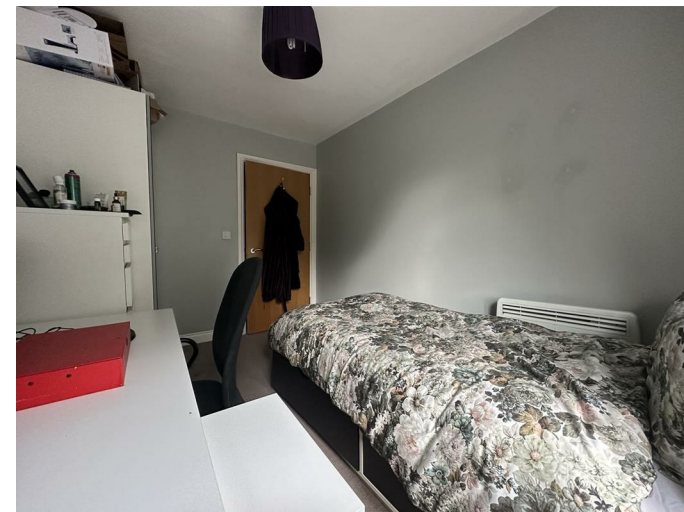
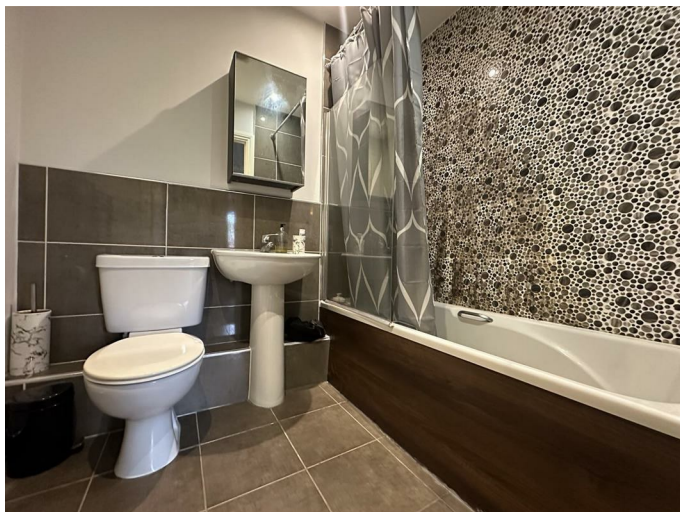


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## COUNCIL TAX BAND

BAND B

## EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

## EPC RATING

RATING B

## MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

## PROPERTY CONSTRUCTION

The property is standard construction

## WATER METER

There is/is not a water meter in the property

## PARKING

The parking at the property is designated

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED

## FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

## MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

## COMPANY INFO

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