



Flat 8 4 Potternewton Mount, Meanwood
£159,995

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

Situated on the top floor and accessed via entry phone the property has electric heating. Briefly comprising: Entrance hall, master bedroom, second bedroom (both which are doubles) open plan living/dining/kitchen which is a spacious bright area. House bathroom with shower and bath. Outside the property there is designated parking and mature planted communal grounds - INTERNAL VIEWING RECOMMENDED

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.

TENURE

LEASEHOLD - 125 YEARS FROM 2008



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COUNCIL TAX BAND

TBC

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

TBC

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

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.

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

NOT VENDOR CHECKED

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

PARKING

The parking at the property is designated

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

