



5 Ashfield Park, Grove Road, Headingley  
£189,995



IDEAL FIRST TIME BUY - TURN KEY CONDITION - TOP FLOOR APARTMENT - GENEROUS LIVING SPACE - GARAGE - RECENTLY FITTED MODERN KITCHEN - WALKING DISTANCE TO BOTH HEADINGLEY AND MEANWOOD - EXCELLENT TRANSPORT LINKS - EASY ACCESS TO THE MEANWOOD TRAIL - INTERNAL VIEWING ESSENTIAL TO APPRECIATE THIS BEAUTIFUL APARTMENT!

This contemporary apartment is nestled on this quiet road yet enjoying a convenient location just minutes' walk to the many eateries/shops and bars that both Meanwood and Headingley have to offer. With security entrance and maintained grounds the property feels both safe and peaceful. Briefly comprising: Entrance hall, spacious living room with dual aspect and enjoying gorgeous views over the grounds. The kitchen has been recently fitted and has been tastefully thought out with contemporary units and worktops. The master bedroom is a great size with modern, built in wardrobes again with two windows allowing plenty of light. The second bedroom is a great size double. The bathroom has a white suite with bath and shower above. The property has the added perk of having a garage and parking. The maintained grounds are so peaceful and perfect to sit and enjoy in the summer months. EPC RATING TBC





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### **COUNCIL TAX 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**

Band C

### **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

### **PARKING**

The parking at the property is off street parking

### **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.

### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

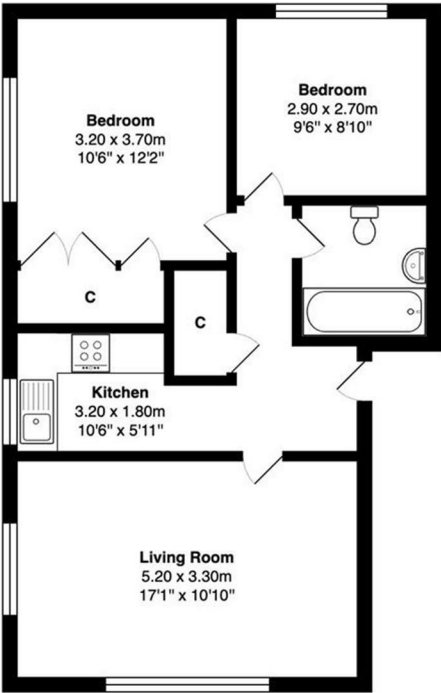
### **NOT VENDOR CHECKED**

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

### **TENURE**

LEASEHOLD

SERVICE CHARGE - £330 PAID QUARTERLY - INCLUDES CLEANING OF COMMUNAL AREAS



Ground Floor

Total Area: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only

