



64 Cranmer Bank, Alwoodley, Leeds, LS17 5JZ

£120,000

A two bedroom first floor apartment with long south facing views. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes communal entrance and stairs to first floor, private entrance and hallway, lounge, fitted kitchen, white bathroom suite, two double bedrooms, front and rear balconies.

The property does not have an onward chain, but is currently tenanted. 2-months notice will be served on the tenants once a sale has been agreed.

GROUND FLOOR

Communal entrance with security entry phone, stairs to upper floors

FIRST FLOOR

Private door to apartment No 64

HALLWAY

Access to rear balcony

LIVING ROOM

13'9" x 11'1" (4.2 x 3.4)



uPVC double glazed south facing window with long views, central heating radiator

Door to:

SOUTH FACING BALCONY

KITCHEN

9'10" x 8'2" (3.0 x 2.5)



uPVC double glazed window, gas central heating boiler, plumbed for washing machine, central heating radiator

BEDROOM 1

12'9" x 9'10" (3.9 x 3.0)



uPVC double glazed window, central heating radiator

BEDROOM 2

11'9" x 11'9" (3.6 x 3.6)



uPVC double glazed window, central heating radiator

BATHROOM



White suite of panelled bath, low WC, pedestal wash basin, uPVC double glazed window, ceramic tiled walls



TENURE

Leasehold - 125 years from 1991 (approx 92 years remaining)
Ground rent - £10 per annum
Service charge - currently £480 per annum

COUNCIL TAX

Band A

HOW TO GET THERE

From King Lane turn onto Cranmer Road and then left onto Cranmer Bank

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.


FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor
Approx. 63.5 sq. metres (683.7 sq. feet)

