



**108 Queenshill Avenue, Moortown, Leeds, LS17 6BP**

**Chain Free £140,000**

NO CHAIN - Good quality, well presented three bedroom, LS17 accommodation for £140,000!  
A three bedroom ground floor duplex maisonette is available for purchase. Fully uPVC double glazed and combi gas central heating system, EPC rating D.

Accommodation includes communal entrance to hallway, private access to apartment, hallway with stairs to the upper level, fitted kitchen, dual aspect living room, spacious bedrooms, newly installed bathroom. Communal grounds.



## GROUND FLOOR

Secure communal door with security answerphone to all apartments

## COMMUNAL HALLWAY

Staircase to the upper floors. Private access to apartment No 108

## HALLWAY

Staircase leading to the upper floor, under stairs storage cupboard, central heating radiator

## KITCHEN

9'6" x 8'10" (2.9 x 2.7)



Generous range of fitted units and corresponding work tops, double oven, built in microwave, stainless steel sink with mixer tap and drainer, integrated dishwasher and washing machine, uPVC double glazed window, ceramic tiled walls and floor

## KITCHEN



## LOUNGE

15'1" x 13'1" (4.6 x 4.0)



Dual aspect with uPVC double glazed window and door to the rear, central heating radiator

## LOUNGE



## FIRST FLOOR

## LANDING



## BEDROOM 1

12'1" x 10'9" (3.7 x 3.3)



uPVC double glazed window, central heating radiator, built in wardrobe containing gas-fired combi water and central heating boiler, inset storage

## BEDROOM 2

10'9" x 6'2" (3.3 x 1.9)



uPVC double glazed window, central heating radiator

## BEDROOM 3

8'6" x 7'6" (2.6 x 2.3)



uPVC double glazed window, central heating radiator

## BATHROOM



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

## OUTSIDE

Communal grounds, street parking

## TENURE

Leasehold - 125 years from 1990 (approx 91 years remaining)  
Service charge currently £195.08 per quarter

## COUNCIL TAX

Band A

## HOW TO GET THERE

From our Moortown office travel north towards Harrogate, turn left onto the Leeds Ring Road and then second left into Church Gardens where Queenshill Avenue is shortly on the left

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)

