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



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.

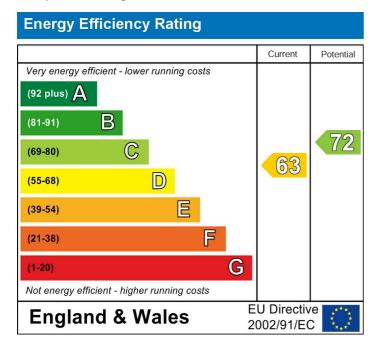
FLOORPLAN

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



Alan Cooke Estate Agents Ltd

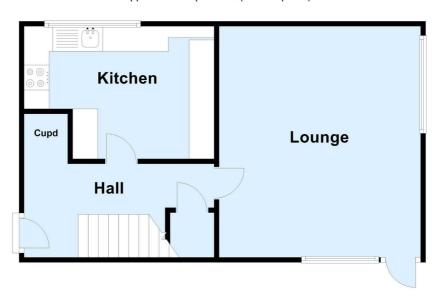
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Ground Floor

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



First Floor

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











