



41 Pennyfield Close, Meanwood, Leeds, LS6 4NZ

Chain Free £160,000

No Chain - In a superb location popular with young professionals and families, a ready to move into, newly decorated two bedroom second floor flat is available to purchase. Modern interiors throughout, fully uPVC double glazed and electric heating system, EPC rating C.

Accommodation includes communal entrance and well-kept hallway, security telecom entry system, stairs to all floors, second floor private access to apartment No 41. Hallway with airing cupboard and store cupboard, lounge opening to fitted breakfast kitchen, main bedroom with built in wardrobe, white "Jack & Jill" bathroom suite accessible from bedroom 1 and the hallway.

Allocated parking, maintained grounds.

The apartment complex is located within the "Woodleas" offering excellent travel links to Leeds city centre and onto the Ring Road and is close to Meanwood Park, David Lloyd leisure centre and easy access to Waitrose and Sainsbury's supermarkets.

GROUND FLOOR

Secure communal entrance foyer with staircase to upper floors

SECOND FLOOR

Private entrance to apartment No 41

HALLWAY

Cupboard housing electric water cylinder, storage cupboard, electric storage heater

LOUNGE

12'1" x 11'5" (3.7 x 3.5)



uPVC double glazed windows to the front, electric storage heater. Opening to the breakfast kitchen

LOUNGE



BREAKFAST KITCHEN

17'0" x 6'6" (5.2 x 2.0)



Range of fitted units with corresponding work tops, plumbed for dishwasher and washing machine, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor above, ceramic splash back tiling. Space for dining area with uPVC double glazed window to the side

BREAKFAST KITCHEN



BEDROOM 1

11'1" x 13'5" (3.4 x 4.1)



Built in wardrobes, electric convection heater, two uPVC double glazed windows



BEDROOM 2

8'2" x 7'10" (2.5 x 2.4)



uPVC double glazed window, electric convection heater

BATHROOM

9'2" x 5'6" (2.8 x 1.7)



Jack & Jill bathroom accessed from bedroom 1 and the hallway. Part ceramic tiled walls and ceramic tiled floor, panelled bath with wall mounted electric shower, low WC, vanity wash basin

OUTSIDE

Maintained grounds, allocated parking space, bin store

TENURE

Leasehold - 125 years from 2001 (approx 102 years remaining)
Ground rent - currently £150 per annum
Service charge - currently £909.17 per annum

COUNCIL TAX

Band C

HOW TO GET THERE

From Tongue Lane turn into Woodlea Approach, cross straight over the roundabout and turn right onto Woodlea Gardens, left on onto Woodlea Drive, right onto Woodlea Green and then left onto Woodlea Lane then right onto Pennyfield Close

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.

PC - 10.8.24

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	77	81
(69-80) C		
(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	

