

Mike
Dobson



46 Cedar Drive

Killingbeck, Leeds, LS14 6US

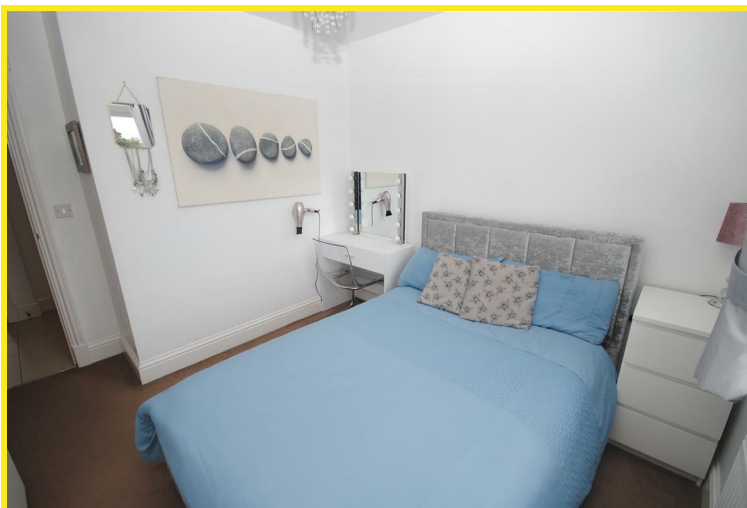
£135,000

46 Cedar Drive

**** MUST BE VIEWED ****

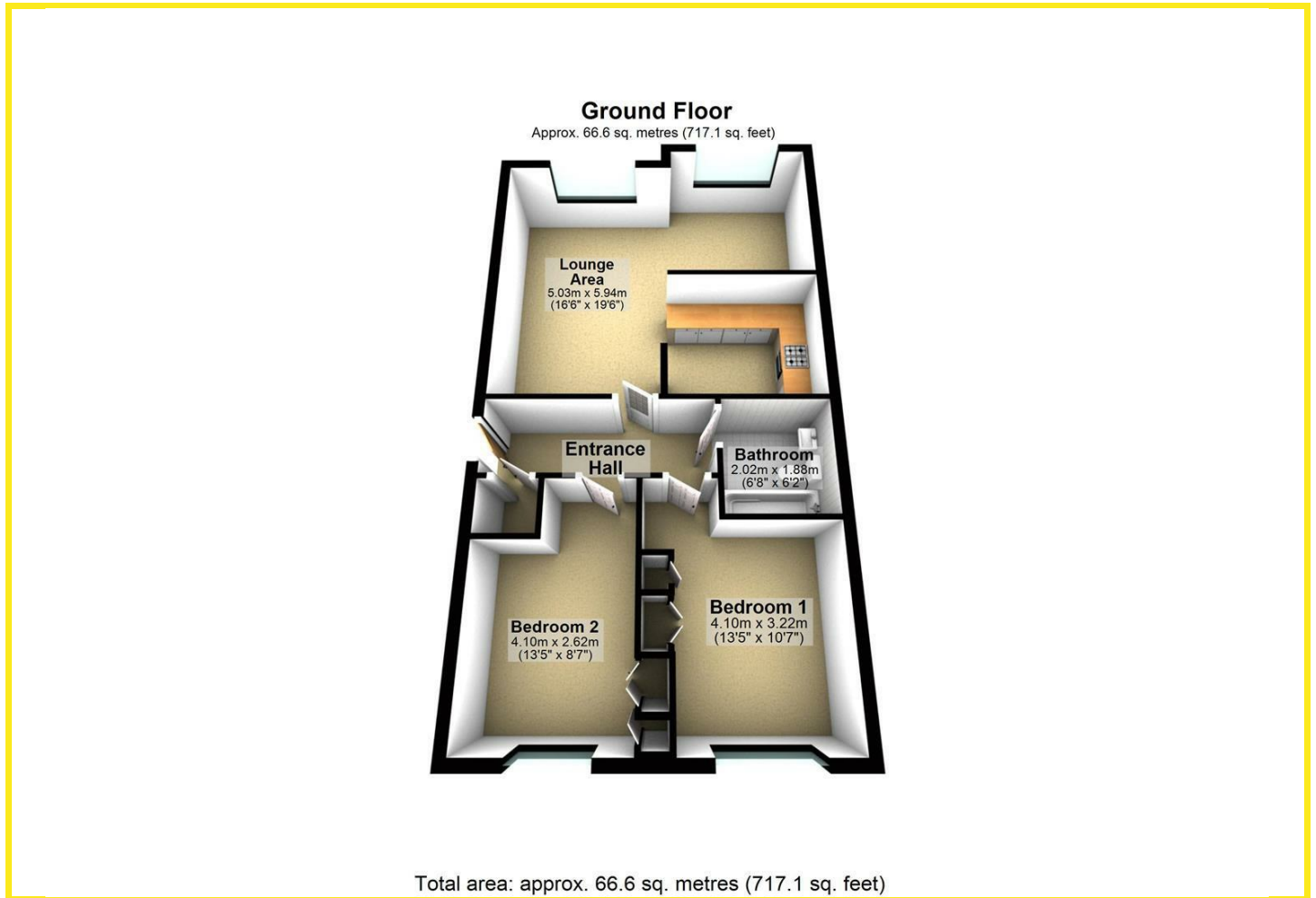
We are pleased to bring to the market a WELL PRESENTED and WELL-APPOINTED larger type two bedroom apartment, offering a pleasant outlook with 180 DEGREES PANORAMIC OUTLOOK from an excellent position on the top floor of this contemporary style development on the Eastern outskirts of the city centre. The accommodation briefly comprising entrance hallway with door leading to an OPEN PLAN spacious lounge area, kitchen having a modern range of units and INTEGRATED APPLIANCES to include electric hob with extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, dining area, TWO DOUBLE BEDROOMS, both with FITTED WARDROBES, and a MODERN THREE PIECE WHITE BATHROOM SUITE comprising rectangular panelled bath with shower over and side screen, vanity wash basin and low flush WC. The property benefits from full gas central heating, PVCu double glazed windows, loft access with pull down ladder, being part boarded and housing the central heating boiler. The property also has a SECURITY ENTRY SYSTEM and ALLOCATED PARKING SPACE to the front of the complex.

An early viewing is recommended to avoid disappointment.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office on Main St, turn left and at the traffic lights turn right onto Selby Rd/A63. At the roundabout, take the 2nd exit and stay on Selby Rd/A63. At Austhorpe Interchange, take the 2nd exit onto Selby Rd/A6120 and again at the next roundabout. Take your third exit at the next roundabout onto Ring Rd Halton. At the next roundabout, take the first exit onto Crossgates Road, taking a left onto the A64 York Road, taking your third right onto Oak Tree Lane, left onto Chestnut Lane and then right onto Cedar Drive.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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