



Abbeydale Grove, Leeds LS5 3RE

welcome to

Abbeydale Grove, Leeds

Offered with NO CHAIN is this ground floor apartment with two bedrooms, private garden, and parking — set in popular Kirkstall, close to shops and great transport links.



Abbeydale Grove

Offered with no onward chain, this two-bedroom ground floor apartment is located in a sought-after residential area of Kirkstall, ideally positioned close to a range of local amenities and excellent transport links.

The accommodation briefly comprises: entrance hallway, spacious lounge/diner, fitted kitchen, two bedrooms, and a bathroom.

Externally, the property benefits from off-street parking and a private, enclosed garden.

Entrance Hallway

Side door opens into the spacious hallway with window

Lounge

17' 4" x 11' 3" max (5.28m x 3.43m max)

A spacious lounge with laminate flooring, gas fire place (capped off) ample space for living and dining furniture, radiator and bay window to the front

Kitchen

5' 11" x 10' 6" (1.80m x 3.20m)

The kitchen provides a range of wall and base units with laminate worktops over, sink with drainer unit with mixer tap, space for dishwasher, washing machine and fridge freezer. Electric oven and hob. Tiled flooring and useful cupboard.

Bedroom One

11' 5" + Recess x 8' 8" (3.48m + Recess x 2.64m)

A double bedroom with radiator and window to the rear

Bedroom Two

8' 4" x 5' 1" (2.54m x 1.55m)

Radiator and window to the rear

Bathroom

The part tiled bathroom comprises; bath with shower over and screen, wc, wash basin, vinyl flooring and extractor

Outside

The property benefits from parking and private garden to the rear which is of a generous size.

Leasehold Information

Tenure: Leasehold

Term: 100 years from 4th April 2011 (approximately 86 years remaining)

Ground Rent: Currently £550 per annum

Please note that these details should be verified by your legal representative as part of the conveyancing process.



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Abbeydale Grove, Leeds

- Two Bedrooms
- Ground Floor Apartment
- Off Street Parking
- Private Enclosed Rear Garden
- Offered with NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 550.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 04 Apr 2011.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107273 - 0002

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