



Flat 18 Lidgett Park Court, Leeds LS8 1ED

welcome to

Flat 18 Lidgett Park Court, Leeds

A well-presented ground floor two-bedroom apartment featuring a private gated outdoor area with direct access to the communal grounds. The property also benefits from communal parking and shared access to a communal garden, offering both convenience and outdoor enjoyment.



Flat 18, Lidget Park Court

Entrance Hall

The entrance hall features laminate flooring and offers three generous practical storage cupboard space, including a built-in cupboard housing the boiler and linen storage.

Lounge

11' x 18' 2" (3.35m x 5.54m)

The lounge is spacious and benefits from built-in storage, laminate flooring, a fitted radiator, and dual aspect windows with newly installed shutter doors. At the side of the room are tripple glazed french patio doors that open onto a private, paved outdoor area, offering a seamless transition to the outside space.

Kitchen

8' 6" x 8' 9" (2.59m x 2.67m)

The kitchen benefits from a double-glazed side window and offers generous storage and worktop space. It is well-equipped with a freestanding fridge freezer, freestanding electric hob, oven, extractor fan, plumbing for a washing machine, and a built-in sink with drainer. The area is finished with durable vinyl flooring.

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

A spacious and bright room featuring a double-glazed side window, fitted radiator, carpet flooring, and decorative coving for an elegant finish.

Bedroom Two

11' 10" x 5' 10" (3.61m x 1.78m)

This bedroom features a double-glazed side window, a fitted radiator, carpeted flooring, and decorative coving, creating a comfortable and well-finished space.

Bathroom

The bathroom features a double-glazed side window and a three-piece suite, including a vanity sink, toilet, and shower cubicle. A chrome heated towel radiator adds a touch of luxury, while the space is finished

with practical vinyl flooring.

Outdoor

This property features a private gated outdoor area, accessible through patio doors from the lounge. From your own outdoor space you then have direct access to the communal grounds. There is also a designated outdoor storage locker cupboard set within the communal covered area and residents also benefit from communal parking,



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Flat 18 Lidgett Park Court, Leeds

- GROUND FLOOR APARTMENT
- PRIVATE ENCLOSED OUTDOOR AREA
- TWO BEDROOMS
- COMMUNAL AREA
- PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1057.63

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 118 years from 15 Aug 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108517 - 0008

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