



Coal Hill Green, Leeds LS13 1DR

welcome to

Coal Hill Green, Leeds

A modernisation opportunity in the form of this ground floor two bedroom apartment with communal garden and parking. With Stanningley Park and good local facilities nearby, yet on good transport links, this is sure to appeal to many buyers.



Property Information

Two Bedroom ground floor apartment located near good local facilities with Farsley Town Street and all its niceties close by.

A refurbish opportunity, this is sure to appeal to a range of buyers. Priced to SELL.

Situated near the green spaces of Rodley Park & playground, Rodley Nature Reserve, walks along the canal and the River Aire, yet with strong transport links to Leeds, Bradford and beyond.

Please contact our Pudsey Branch to arrange your viewing.

Entrance Hall

Front entrance door to entrance hall.

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)

A great sized living room with carpet, electric fire and two double glazed windows.

Kitchen

11' 7" x 7' 4" (3.53m x 2.24m)

With oven and hob, sink with drainer, space for fridge freezer, plumbing for washer, untested boiler, central heating radiator and double glazed window to the front elevation.

Bedroom One

13' 5" x 10' 4" (4.09m x 3.15m)

Double bedroom with carpet, central heating radiator and double glazed window to the front elevation.

Bedroom Two

11' 6" x 6' 4" (3.51m x 1.93m)

With built in storage, carpet, central heating radiator and double glazed window to the front elevation.

Bathroom

6' x 5' 11" (1.83m x 1.80m)

With bath, wash hand basin, low flush WC, laminate flooring and central heating radiator.

External

Communal garden.

Car park

Bin Storage

Tenure Information

Service Charge to Leeds City Council £64.04 per quarter.

Ground Rent TBC



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welcome to

Coal Hill Green, Leeds

- Two Bedroom Apartment
- Ground Floor
- Farsley Town Street Close By
- Communal Garden
- Requires Modernisation

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115101 - 0003

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