

Fieldway Rise, Leeds LS13 1EJ



welcome to

Fieldway Rise, Leeds

Offered for sale with NO ONWARD CHAIN is this lovely ground floor studio apartment situated within a SOUGHT AFTER AREA in Rodley with it's OWN PRIVATE GARDENS. Boasting good sized accommodation and benefitting from and EXTENDED LEASE, this is a must see.













Property Information

Ground floor STUDIO APARTMENT with allocated parking located within walking distance of Rodley Nature Reserve, Rodley Park and the walks offered along the canal, yet with great transport links to Leeds, Bradford and beyond.

Offered with vacant possession, this would make a great purchase for a first time buyer or investor.

Having a large open plan Lounge and bedroom area, separate kitchen and separate bathroom. Residents parking.

Please telephone our Pudsey office to arrange an internal viewing.

Communal Hallway Lounge Bedroom

18' 9" max x 9' 9" max (5.71m max x 2.97m max) Spacious open plan living sleeping area with double glazed windows to the front, carpet

Kitchen

7' 3" max x 5' 11" max (2.21m max x 1.80m max) With wall, drawer and base units, electric oven, electric hob, sink with drainer, plumbing for washer.

Bathroom

8' 10" max x 6' 5" max (2.69m max x 1.96m max) With shower over bath, low flush wc, wash hand basin, frosted glazed window.

External

Having private gardens to the front and side, in addition to allocated parking.

Agents Note - Lease Term

The lease has been extended to 189 year term from 1 January 1981. No ground rent - peppercorn. The block is run by a resident-controlled management company.





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- GROUND FLOORSTUDIO APARTMENT
- EXTENDED LEASE
- NEAR RODLEY NATURE RESERVE AND PARK
- PRIVATE GARDENS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

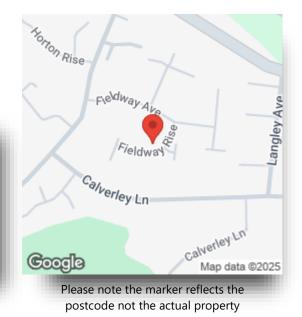
guide price

£80,000









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Property Ref: PDY114593 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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