



- Very spacious duplex flat
- Three bedrooms
- Very convenient for city & universities
- Large lounge with balcony
- Lots of useful storage
- Ideal first home or investment



A SPACIOUS AND WELL PRESENTED GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED THREE BEDROOM DUPLEX FLAT, CONVENIENTLY SITUATED WITHIN EASY WALKING DISTANCE TO LEEDS CITY CENTRE, THE VARIOUS UNIVERSITIES, LEEDS CITY COLLEGE AND LEEDS GENERAL INFIRMARY.

The property is located on the second & third floors with elevated views, providing generous room proportions, briefly comprising an entrance hall with useful under stairs storage, a modern fitted breakfast kitchen and a large light & airy lounge with a tiled floor and windows to two sides including a glazed door to a sunny aspect balcony. Upstairs there are three good sized bedrooms, a bathroom with a traditional suite and a separate w/c. Externally there are communal gardens/paved areas and limited parking on a resident's permit basis. With favourable lease terms including lower than average service and ground rents charges, this property would make an ideal first home or for parents buying for son or daughter at university.

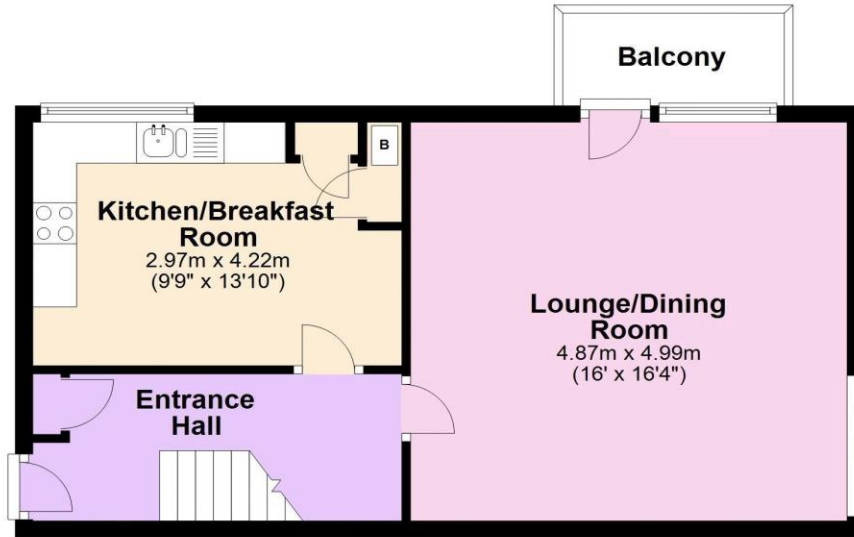
Please note the property cannot be used for C4 HMO class occupancy but would make a great C3 based investment. Interval viewing recommended to fully appreciate this well cared for spacious home.





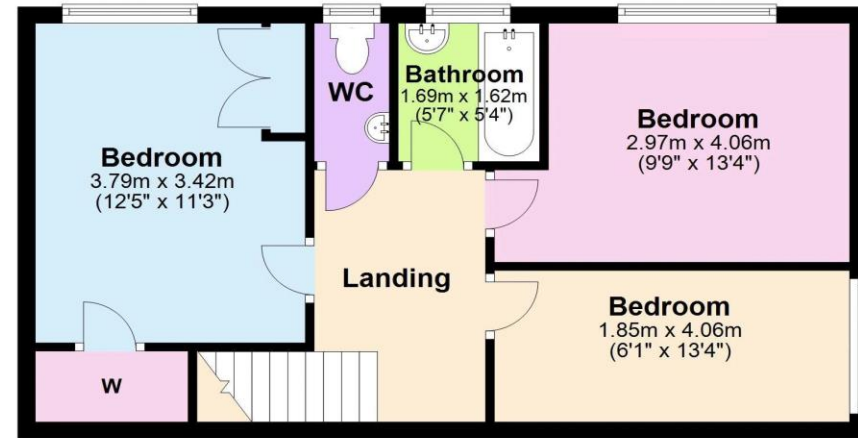
Floor Plan

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Leasehold - 125 years from 4 November 2002 We are advised by the vendor that the service charge is circa £1000 p/a and ground rent is £10 p/a

Council Tax Band A

Possession Vacant possession on completion

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.