



£150,000 Region



- Two Bedroom Ground Floor Apartment
- No Chain & Vacant Possession
- Ideal Home or Investment
- Superb Communal Garden Views
- Highly Popular Location in North Leeds.
- Gas C/Heated & UPVC D/Glazed



LOCATED ON A POPULAR RESIDENTIAL CUL-DE-SAC IN NORTH LEEDS IS A WELL MAINTAINED AND SPACIOUS TWO BEDROOMED GROUND FLOOR FLAT, CLOSE TO MANY LOCAL AMENITIES, MAJOR ROUTE INTO LEEDS, SPORTS FACILITIES AND SCHOOLS.

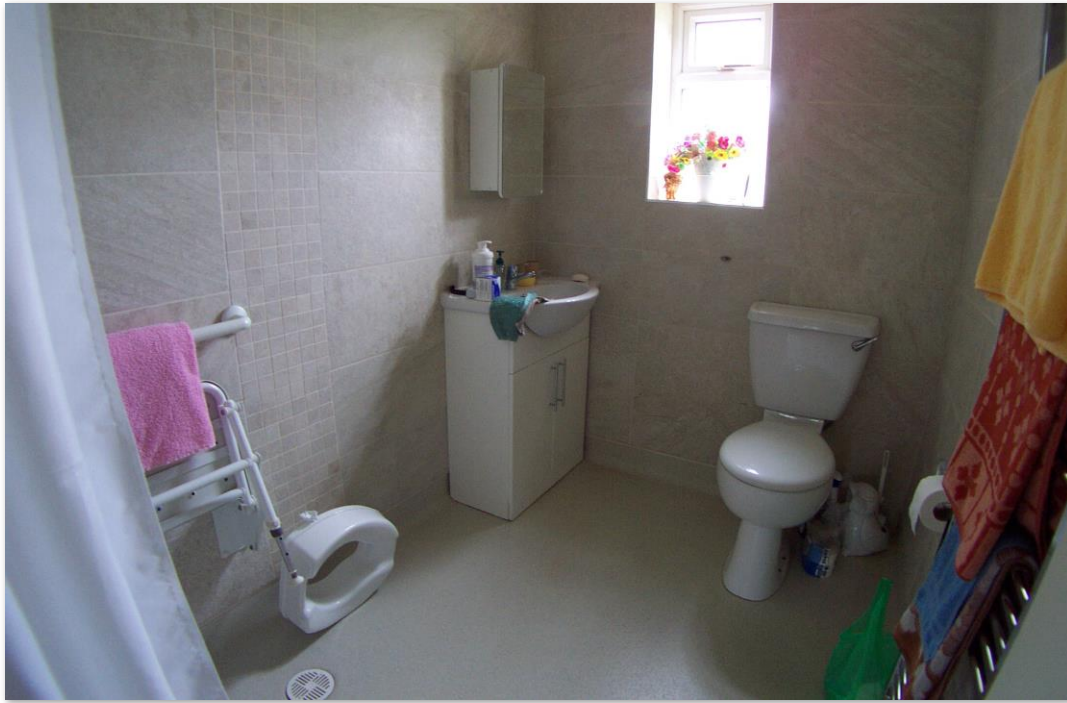
Offered with no chain, the gas centrally heated and double glazed property would benefit from some general cosmetic updating and ideal for those looking for a first home, downsizing or an investment, with a particular attractive feature of open parkland views and enjoying lower than average service charges!

The property has its own entrance, comprising an entrance hallway, a fitted kitchen, lounge, two double bedrooms and a recently fitted modern wet room & w/c. There is rear access providing some valuable sitting out space with lovely views over communal lawned gardens and surrounding the property.

The lease is 215 years from 25th March 1976 and the service charges are £346 per annum .

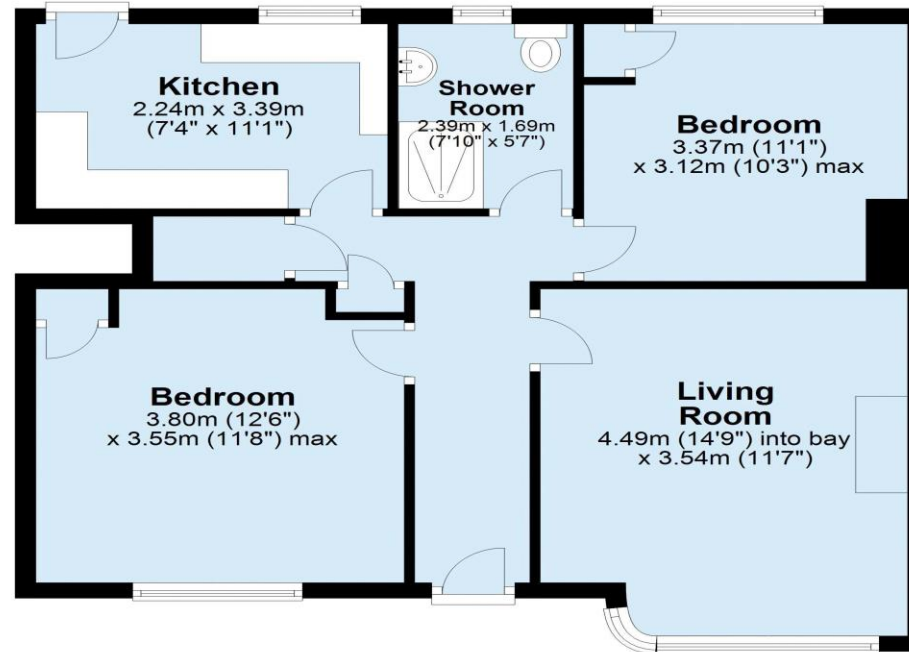
EARLY VIEWING HIGHLY RECOMMENDED!





Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

B

Possession

Vacant possession upon 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.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](#) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.