



£165,000 Region



- Very spacious duplex apartment
- Two/Three bedrooms
- Close to local shops & train station
- Walking distance to universities & city centre
- No chain, ideal first home or investment
- Extensive basement for storage





**A VERY SPACIOUS TWO/THREE BEDROOMED FIRST & SECOND FLOOR DUPLEX APARTMENT SITUATED IN THIS HIGHLY CONVENIENT LOCATION, ON THE DOORSTEP OF LOCAL SHOPS, CAFES AND TRAIN STATION WITH THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN WALKING DISTANCE.**

Offered with no chain, this versatile gas centrally heated and UPVC double glazed property would be ideal for private occupation or investment, briefly comprising a first floor entrance hall with storage cupboards off, a fantastic open plan modern dining kitchen and a large lounge (currently being used as a third bedroom), both with feature ceiling lighting and a modern shower room w/c. On the second floor, there are two further good sized bedrooms. Externally, there is a communal front garden and yard to the rear with ample on street parking on neighbouring streets.

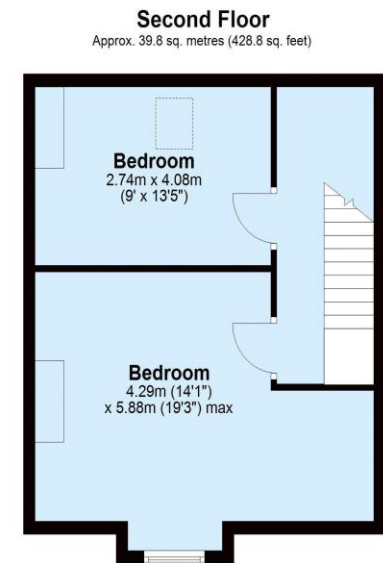
The building has an extensive basement which we understand is shared with the ground floor property, ideal for storage. The property is leasehold with a lease of 125 years from 2019. The service charge is a very economical £120.70 paid quarterly which includes the ground rent and building insurance. Internal viewing strongly advised of this deceptively spacious and well presented property with very generous room proportions.











Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

<b>Tenure</b>	Leasehold
<b>Council Tax Band</b>	D
<b>Possession</b>	Sold subject to vacant possession
<b>Offer procedure</b>	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.
<b>Viewings</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.
<b>Appliances/Services</b>	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.
<b>Houses in Multiple Occupation (HMO)</b>	
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="https://www.leeds.gov.uk/city-council">Leeds City Council</a> website for more information.	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		