



- Stunning ground floor apartment
- Three bedrooms
- Significantly improved
- Delightful & extensive communal gardens
- Ample parking and a garage included
- No chain, ideal first home or downsizer





**A STUNNING AND IMMACULATE, MUCH IMPROVED THREE BEDROOMED GROUND FLOOR APARTMENT WITH A GARAGE, SITUATED IN THIS LOVELY DEVELOPMENT SET WITHIN EXTENSIVE ATTRACTIVE COMMUNAL GARDENS. OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION, IDEAL AS A FIRST HOME OR PERHAPS FOR ANYONE LOOKING TO DOWNSIZE. LOCATED IN THIS LEAFY PART OF WEETWOOD, JUST OFF THE OUTER RING ROAD PROVIDING EASY ACCESS AROUND LEEDS, YET JUST A FEW MINUTES DRIVE OR BUS JOURNEY TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND INTO LEEDS CITY CENTRE.**

The meticulously presented gas centrally heated and UPVC double glazed accommodation comprises an entrance hall with wood laminate flooring which extends into the lounge, kitchen and third bedroom, a useful storage cupboard, a good sized lounge and dining area with direct access into the communal gardens, a modern fitted kitchen with a range of integrated appliances including a slimline dishwasher, a fridge freezer, a high level oven and microwave and an electric hob.

There are three bedrooms, two double bedrooms each with built-in wardrobes and cupboards and a third single bedroom or study, a modern contemporary style shower room and a separate w/c.

Externally, there are extensive and well maintained delightful communal gardens, a useful garage and ample parking available around the development. Other appliances and furniture are also available by negotiation. The property is leasehold with a term of 999 years from 1961. We understand there is no ground rent and the service charge is £400 per quarter.

Internal viewing strongly advised of this lovely, well cared for home.







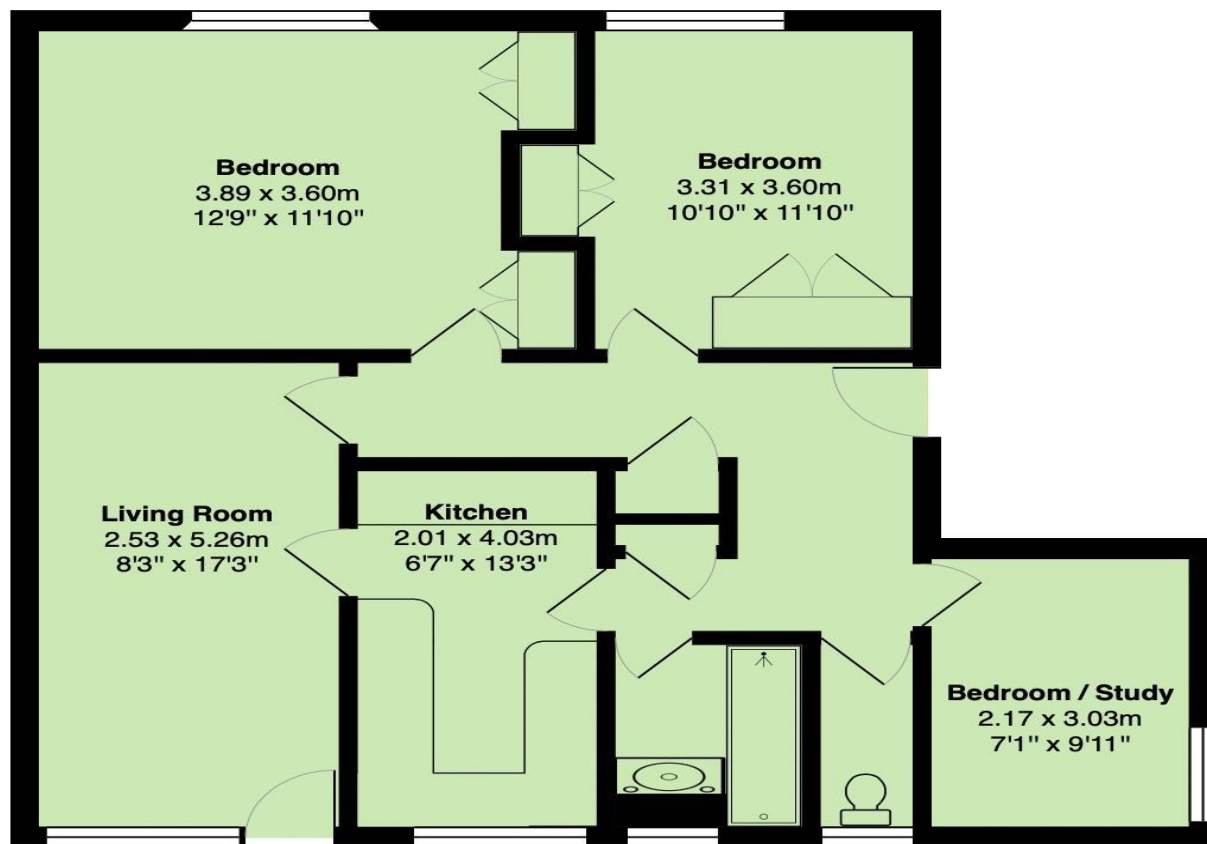












Total Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure** Leasehold

**Council Tax Band** C

**Possession** Sold subject to vacant possession

#### Viewings

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

#### 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.

#### 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.

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