



- Well presented ground floor flat
- Two bedrooms
- Light & airy accommodation
- Communal gardens and garage
- No chain
- On the doorstep of extensive amenities



A WELL PRESENTED AND MAINTAINED TWO BEDROOMED GROUND FLOOR FLAT, SITUATED IN THIS ATTRACTIVE PURPOSE BUILT DEVELOPMENT, VERY CONVENIENTLY SITUATED WITH A GOOD RANGE OF AMENITIES, SHOPS, RESTAURANTS & BARS ON THE DOORSTEP, CLOSE TO LOCAL SCHOOLS, GOLF COURSES, THE LOVELY OPEN SPACES OF GOLDEN ACRE PARK AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE AND LEEDS BRADFORD AIRPORT. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

Offered with no chain, attractive features include favourable lease terms, a garage, tasteful neutral decor, gas central heating and UPVC double glazing. The light and airy accommodation comprises an entrance hall with a glazed wall leading to the modern fitted breakfast kitchen, a spacious lounge with fireplace and patio door to the front garden, a double bedroom, a single bedroom with built-in cupboard and a modern shower room w/c.

Externally there are well maintained communal gardens and parking. This property has a numbered garage in a block to the rear. The property is leasehold with a 999 year lease from 1985 and the service charge is circa £1,512 p/a with no ground rent. Internal viewing strongly recommended, perhaps suited to buyers wanting easy level access.





Floor Plan

Approx. 64.4 sq. metres (693.5 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 sq. feet)

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

Tenure

Leasehold

Council Tax Band

C

Possession

Sold as vacant upon possession

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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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.