



- Very spacious first floor flat
- One large double bedroom
- Open plan lounge, dining area and kitchen
- Garage and storage space
- Close to shops, schools & leisure centre
- Ideal first home or investment



A VERY SPACIOUS ONE BEDROOMED FIRST FLOOR FLAT WITH A LARGE GARAGE SITUATED IN THIS POPULAR AND VERY CONVENIENT MODERN DEVELOPMENT ON THE DOORSTEP OF SUPERMARKETS, SHOPS, SCHOOLS, LEISURE CENTRE AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORK.

The property is currently let at £725pcm which we understand is now on a rolling contract, therefore ideal for either continued investment or as a first home once vacant possession is obtained and agreed as part of any offer negotiations.

The generously proportioned accommodation comprises a ground floor entrance hall leading straight upstairs to a landing and into a large open plan lounge, dining area and modern fitted kitchen. There is a very spacious double bedroom and a modern bathroom w/c. Externally there is a good sized garage with an additional under stairs storage area

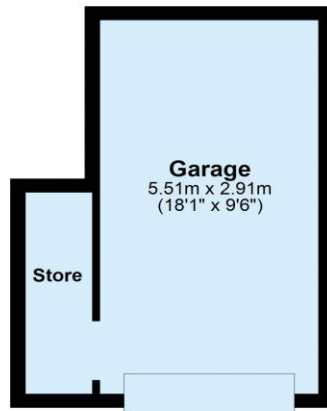
The property is leasehold with a 155 year lease from 2007 (136 years remaining) with an annual service charge of £487 and an estate service charge of £84 p/a. The ground rent is £302 p/a which is reviewed every 15 years with the next review due in 2037.

Internal viewing recommended of this well maintained, spacious and very conveniently located property.

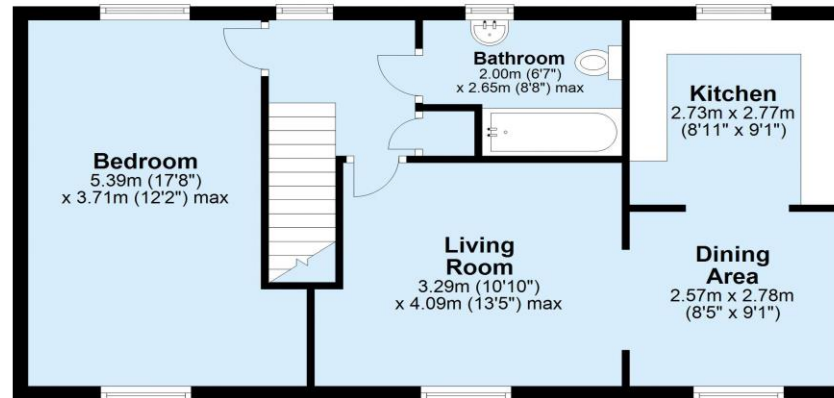




Ground Floor
Approx. 18.9 sq. metres (203.9 sq. feet)



First Floor
Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 77.0 sq. metres (829.3 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

A

Possession

Currently sold subject to existing tenancy

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		77 C
55-68	D	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.

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