

46 Lawns Hall Close, Lawnswood/Adel
Border, Leeds, LS16 8HY
£139,950 Leasehold

walkersmale

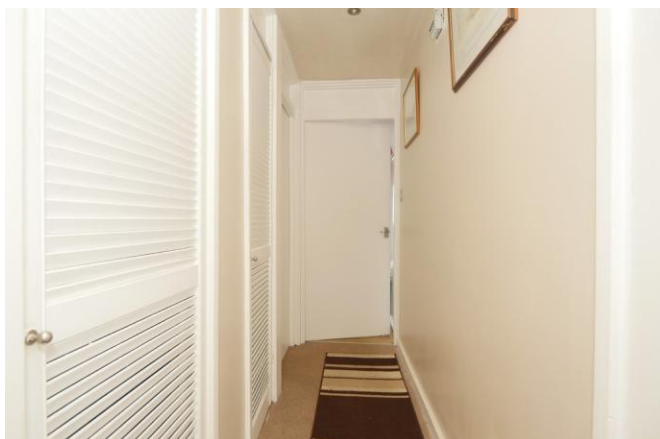


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AN EXCELLENT OPPORTUNITY for a single person or couple to purchase this MOST APPEALING, PURPOSE BUILT "PENTHOUSE" STYLE SECOND (top) FLOOR APARTMENT with the advantage of NO-ONE ELSE ABOVE and offering WELL PROPORTIONED ACCOMMODATION with GENEROUS WINDOW SPACE affording EXCELLENT NATURAL LIGHT and the UPVC DOUBLE GLAZED SEALED UNIT WINDOWS incorporate a useful "tilting" and "inwardly opening" facility. This LOVELY HOME, which, includes TWO BEDROOMS (master with deep recessed floor to ceiling wardrobes), also has VERY ATTRACTIVE and WELL LIT, CONTEMPORARY STYLE, OPEN PLAN RECEPTION SPACE which is ideal for relaxed living and also for entertaining, and with THE BENEFIT OF A WESTERLY-FACING OPEN OUTLOOK and NO OTHER PROPERTIES' WINDOWS IMMEDIATELY DIRECTLY FACING! The apartment, which, also features EXTENSIVE STORAGE SPACE - not usually found with a property of this style in this price region, is being offered with THE ADVANTAGE OF IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE, and provides AN EXCELLENT FIRST PURCHASE OPPORTUNITY in this SOUGHT AFTER RESIDENTIAL LOCATION which is ideally placed for comfortable daily commuting, by public transport facilities, to Leeds city centre via Headingley and the university.

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AMENITIES: The apartment is situated in a much sought after residential area and is ideally placed for comfortable daily commuting to Leeds city centre, via Headingley and the university, as it is barely five minute's walk from regular public transport facilities on the nearby Otley Road. The apartment is also very conveniently located for comfortable daily commuting, by car, to the other commercial centre of Bradford, the former spa towns of Harrogate and Ilkley and the historic, active market town of Otley. There are also public transport facilities on Otley Road to Otley and Ilkley with connections to Skipton. The famous Golden Acre Park is only a few minute's drive (also on a bus route from Otley Road) and there are golf courses and health clubs in the area less than ten minute's drive. Local parades of shops in Adel, which are on the main Otley Road, include a Co-op with post office facility and fish and chip shop, and there is also a nearby Spar at the Lawnswood Service Station, with Sub-way and Greggs bakery. There are also primary schools in Adel and secondary schools in the area including Ralph Thoresby Secondary School, which is barely two miles away.

DIRECTIONS: FROM THE ROUNDABOUT AT THE JUNCTION OF WEST PARK RING ROAD AND THE MAIN OTLEY ROAD (near Weetwood Police Station) PROCEED NORTH on the A660 - the Otley Road - in the direction of Adel and continue forward for approximately two thirds of a mile, when Lawns Hall Close is then on the right IMMEDIATELY BEFORE REACHING the Esso Service Station.

SECURITY AUDIO ANSWER ENTRY SYSTEM and **EXTERNAL PERSONAL LETTER BOXES** adjacent to the communal open porch and from where there is a double glazed sealed unit glass panelled

door leading to the....

COMMUNAL RECEPTION HALL From where there are **VERY WELL LIT COMMUNAL STAIRCASES** leading to the....

SECOND (TOP) FLOOR With communal landing and from where this apartment has **EXCLUSIVE USE** of a **VERY DEEP RECESSED STORE PLACE** adjacent to the landing window. From the communal landing there is immediate access to a.....

PERSONAL ENTRANCE DOOR TO THIS APARTMENT, which, with **GAS CENTRAL HEATING** (radiators as described below), and **THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS** which have a useful "tilting" and "inwardly opening" facility, briefly comprises:.....

"L" SHAPED RECEPTION HALL With very deep, recessed floor to ceiling storage cupboard incorporating a cloaks hanging rail and wide storage shelves and approached via a louvre style door. There is a **SEPARATE - BUT ADJACENT SECOND DEEP FLOOR TO CEILING STORE PLACE** also approached via a louvre style door. Also in the reception hall there is a **USEFUL DEEP OPEN STORAGE RECESS** adjacent to the bathroom and the wall mounted audio answer entry handset. From the reception hall there is the advantage of **ACCESS TO ALL THE ROOMS IN THE APARTMENT**, as follows:

LIVING-DINING AREA WITH ADJOINING KITCHEN In a very attractive, **CONTEMPORARY STYLE, OPEN PLAN ARRANGEMENT** which is ideal for relaxed living and also for entertaining, and with laminate "oak panelled" style floor throughout, creating a



very appealing overall appearance, and comprising;....

EXTREMELY WELL LIT LIVING-DINING AREA By virtue of the almost full width UPVC double glazed sealed unit window and the main part of the window is virtually floor to ceiling and enjoys a westerly-facing aspect overlooking part of the well maintained communal mainly lawned grounds below. There is also a lovely wide expanse of skyline and outlook towards some established trees plus the advantage of **NO OTHER PROPERTIES' WINDOWS IMMEDIATELY FACING**. Cornice to the ceiling, enhancing the elegance and style and two sets of three spotlights on circular shaped track, for added effect. Central heating radiator and a very wide aperture leading to the adjoining.....

WELL PLANNED AND TASTEFULLY FITTED KITCHEN With a GENEROUS RANGE of light "beech wood" style fronted wall units and complementing working surface incorporating a CARRON PHOENIX stainless steel inset sink with single side drainer and chrome dual flow tap plus extensive ceramic splash tiling. Beneath the working surface - adjacent to the sink, there is plumbing for an automatic washing machine and also separate plumbing for an automatic dishwasher. Four burner gas hob with electric, fan assisted oven beneath and fan/filter and lights in a stainless steel canopy above. Further working surface beneath the UPVC double glazed sealed unit window - enjoying the same very pleasant outlook and aspect, as the living-dining area and once again with NO OTHER PROPERTIES' WINDOWS IMMEDIATELY FACING. There are illuminated display alcoves, on dimmer switch, for added effect and forming a part-divider with the living-dining area (previously described) and also adding interest. Four spotlights on track to the ceiling, also on a dimmer switch and wall mounted RAVENHEAT condensing combination central heating boiler.

WALK-IN FLOOR TO CEILING PANTRY STYLE STORE PLACE Providing some useful overflow space from the kitchen and with electric light.

BEDROOM 1 Which is A VERY WELL LIT ROOM enjoying an easterly-facing aspect from the wide and tall UPVC double glazed sealed unit window with central heating radiator beneath. DEEP RECESSED FLOOR TO CEILING WARDROBE with some built-in clothes storage units and sliding twin doors, providing maximum clear floor space in the bedroom. Three spotlights on track to the ceiling, which are on a dimmer switch.

BEDROOM 2 OR HOME OFFICE With UPVC double glazed sealed unit "picture" window.

FULLY TILED BATHROOM With white suite comprising panelled bath with TRITON ENRICH shower above the bath and adjacent glass shower screen, pedestal wash basin with mirror fronted medicine cabinet above and low suite WC with dual flush. Ladder towel radiator and toiletries shelf above the bath.

This apartment has A WATER METER.

OUTSIDE Use of the WELL MAINTAINED COMMUNAL MAINLY LAWNED GROUNDS with several established trees and an interesting variety of mature plants and shrubbery.

There is also USE OF THE COMMUNAL CAR PARKING AREAS.



Prospective purchasers may be interested to know that our clients currently RENT A GARAGE ON THE DEVELOPMENT and pay £10 per calendar month for this. We are informed that it should be possible for the purchaser of this apartment to be able to do the same BUT NOT NECESSARILY THE GARAGE OUR CLIENTS ARE CURRENTLY RENTING.

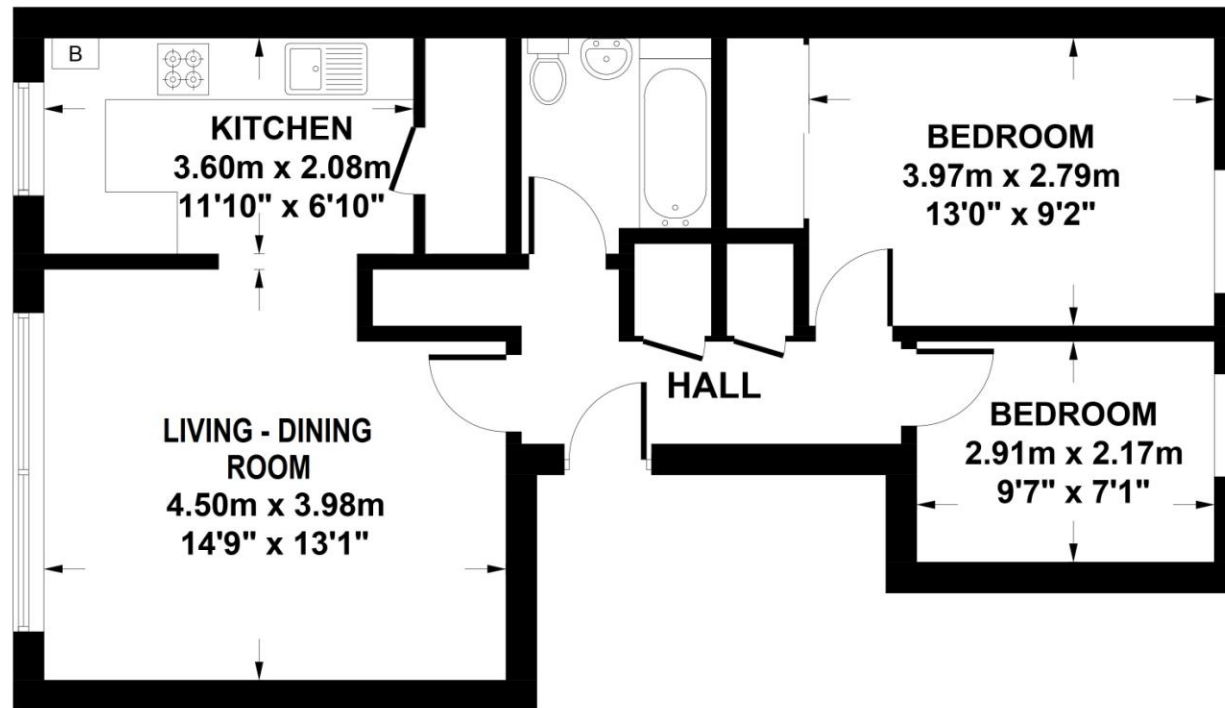
PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.





Floorplan



46 LAWNS HALL CLOSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 626056)