

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



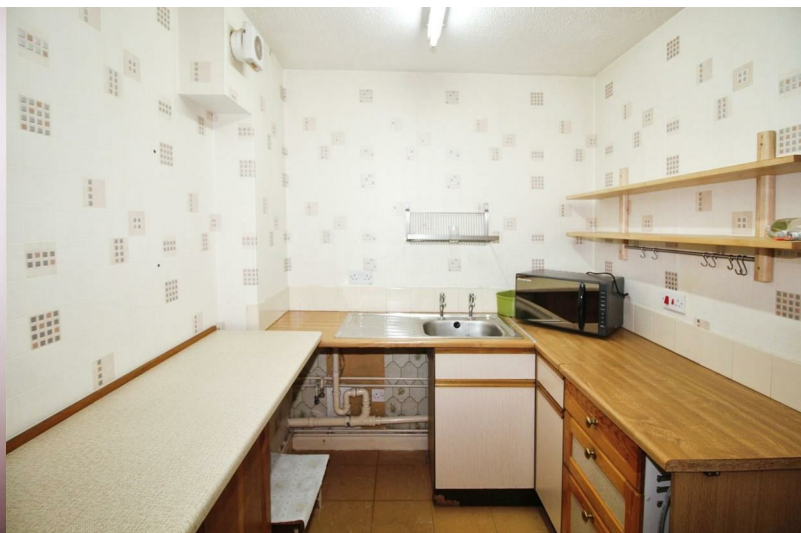
## Chapel Fold

Armley, Leeds, LS12 1UU

Chain Free £55,000



Council Tax: A



# 2 Chapel Fold

Armley, Leeds, LS12 1UU

## Chain Free £55,000



- One-bedroom flat
- Immense potential for modernisation
- Entrance hall with storage
- Intercom entrance phone
- Natural light reception room
- Spacious double bedroom
- Bathroom with electric shower
- Transformable kitchen space
- Private car park
- Close to public transport & shops

For Sale: A one-bedroom ground floor flat that offers immense potential for modernisation and improvement. This property is situated in an urban area and is ideal for a couple or a single person who are keen to make a space their own.

As you step inside, you are greeted by an entrance hall featuring storage space and an intercom entrance phone. The flat comprises of a LIVING room, a kitchen, a bedroom and a bathroom. The living room is separate and features two front windows, which flood the room with natural light.

The BEDROOM is spacious enough to accommodate a double bed. The BATHROOM is equipped with a shower cubicle, sink, toilet and an electric shower. It offers scope for modernisation to suit your personal style and preferences.

The KITCHEN has base and wall units, a worktop with a sink, and space for a washer and cooker. This space can be transformed into a modern culinary haven with some refurbishment.

The property boasts a private car park – a true luxury in such a bustling urban area. Adding to its appeal, the property is closely located to public transport links, local amenities, and shops. For the environmentally conscious or fitness enthusiasts, the flat is also near cycling routes.

This flat is a blank canvas waiting to be transformed. It offers a unique opportunity to not only create a comfortable living space but also significantly increase its value through modernisation. A must-see for anyone looking for a project or an investment property.

Agents note: We are informed, by the seller that a new lease of 99 years will be granted on completion of the sale.

One-bedroom flat with immense potential for modernisation, featuring a separate reception room flooded with natural light, spacious bedroom, private car park, and convenient urban location close to amenities and public transport.



## HALL

## LIVING ROOM

14'6" x 7'11" (4.44 x 2.42)

## KITCHEN

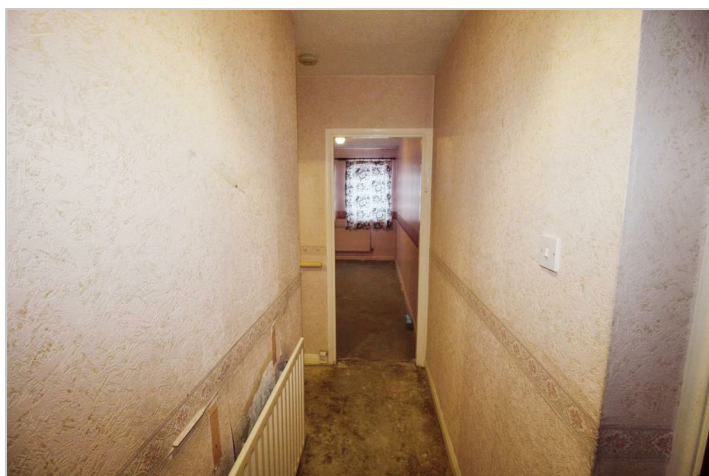
7'4" x 7'11" (2.24 x 2.43)

## BEDROOM

13'9" x 7'11" (4.21 x 2.43)

## SHOWER-ROOM

7'3" x 5'7" (2.23 x 1.71)



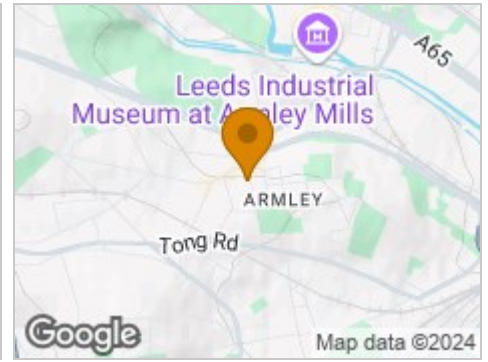
## Road Map



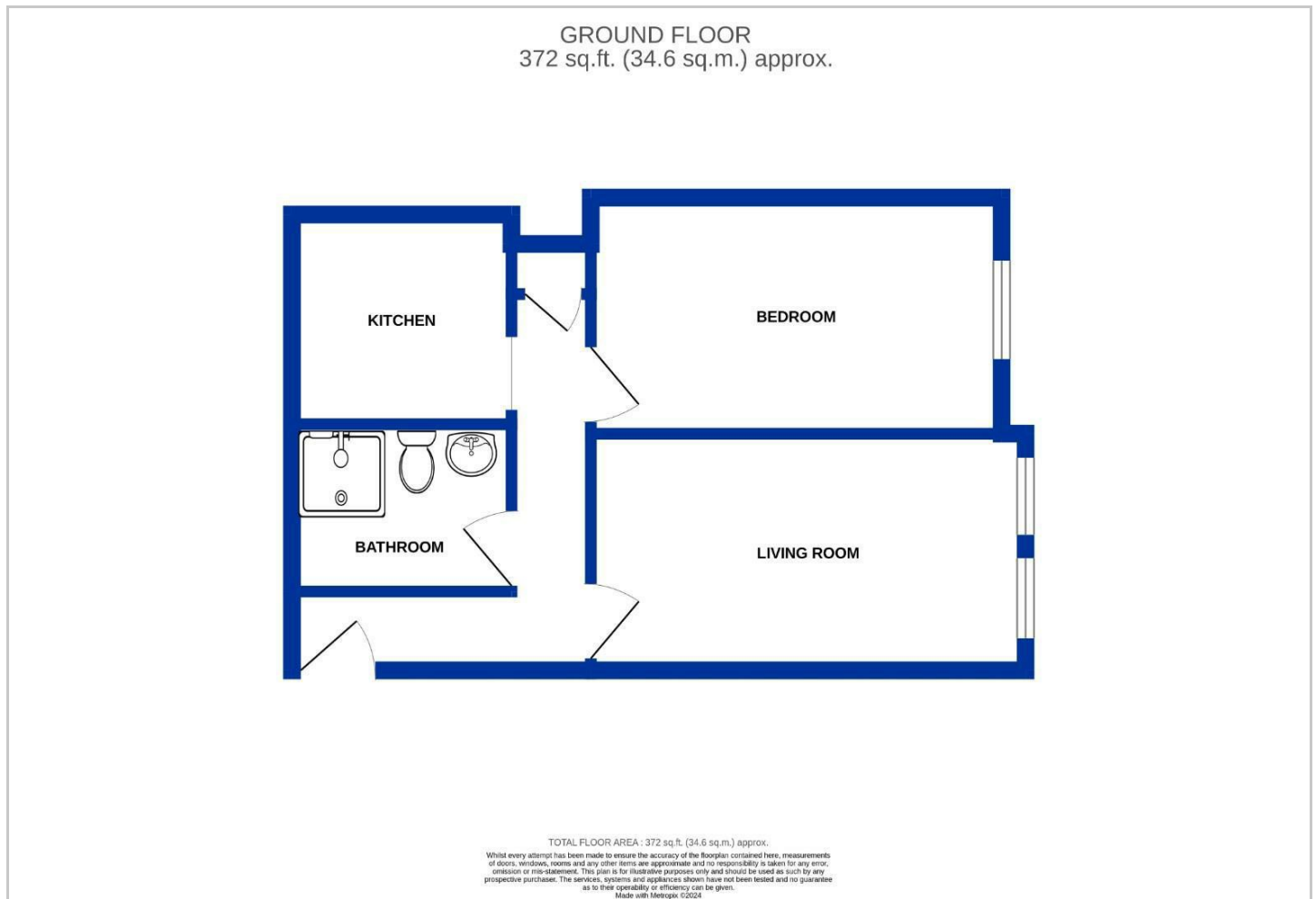
## Hybrid Map



## Terrain Map



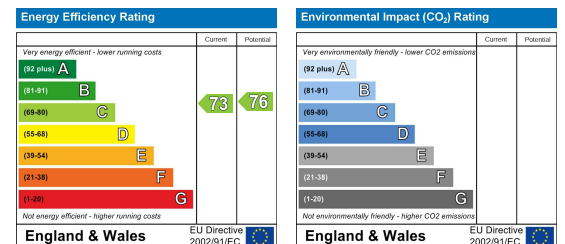
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.