

HUNTERS®

HERE TO GET *you* THERE



Holmwood

21 Park Crescent, Roundhay, LS8 1DH

Offers Over £90,000



Council Tax: C



Flat 17 Holmwood

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Hallway

14'6" (max) - 3'3" (max) (4.42m (max) - 0.99m (max))

Radiator and secure door entry phone.

Airing Cupboard

3'0" (max) - 2'6" (max) (0.91m (max) - 0.76m (max))

Housing the hot water tank.

Store Room

7'3" (max) - 3'3" (max) (2.21m (max) - 0.99m (max))

Lounge Dining Room

15'9" (max) - 10'6" (max) (4.80m (max) - 3.20m (max))

Radiator, electric fire with surround and bay window overlooking the gardens.

Separate Kitchen

10'6" (max) - 6'0" (max) (3.20m (max) - 1.83m (max))

Hob with extractor over, fan oven, stainless steel sink with drainer and a range of wall and base units.

Bedroom

14'3" (max) - 8'9" (max) (4.34m (max) - 2.67m (max))

Radiator and built in wardrobes.

Shower Room

6'11" (max) - 6'0" (max) (2.11m (max) - 1.83m (max))

Tiled floor, shower cubicle with glass enclosure, wash hand basin and w/c.

Parking

On site parking.

Communal Gardens

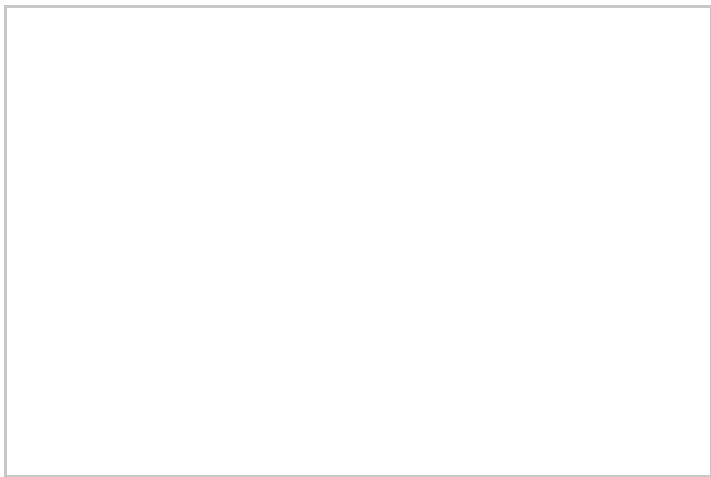
Mainly grassed areas with mature trees, bushes and flower beds. Pedestrian access to Ingledew Crescent leading to Street Lane.

Service Charge

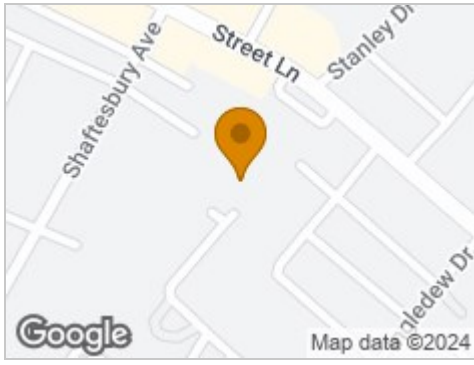
The service charge is £2,582.76 and there is no ground rent.

ONE BEDROOM RETIREMENT FLAT – MINIMUM AGE RESTRICTED TO 50 YEARS OLD - EXTENDED LEASE 151 YEARS - FIRST FLOOR - LIFT TO ALL LEVELS - PRIVATE COMMUNAL GARDENS - SEPARATE KITCHEN – RECENTLY FITTED SHOWER ROOM - LOCATED IN ROUNDHAY - NO CHAIN

This one bedroom retirement flat has been renovated to a high standard and is ready to move into. The building has excellent facilities including lounges, on site house manager, laundry and guest bedroom. Set in picturesque communal gardens, the property is close to Roundhay park with all it has to offer, restaurants, bars, pubs, shops and other great local amenities. It briefly comprises; secure communal entrance with lift to all floors, entrance hall, lounge/dining room, separate fitted kitchen, bedroom with built in wardrobe and fitted shower room. Energy Rating - B



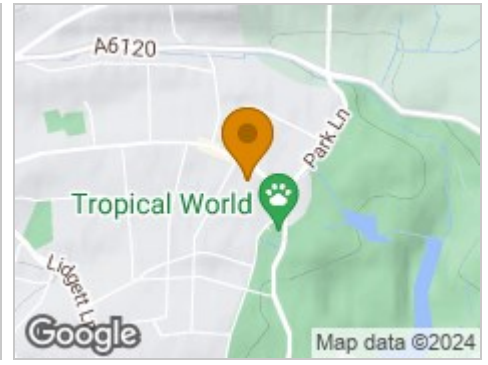
Road Map



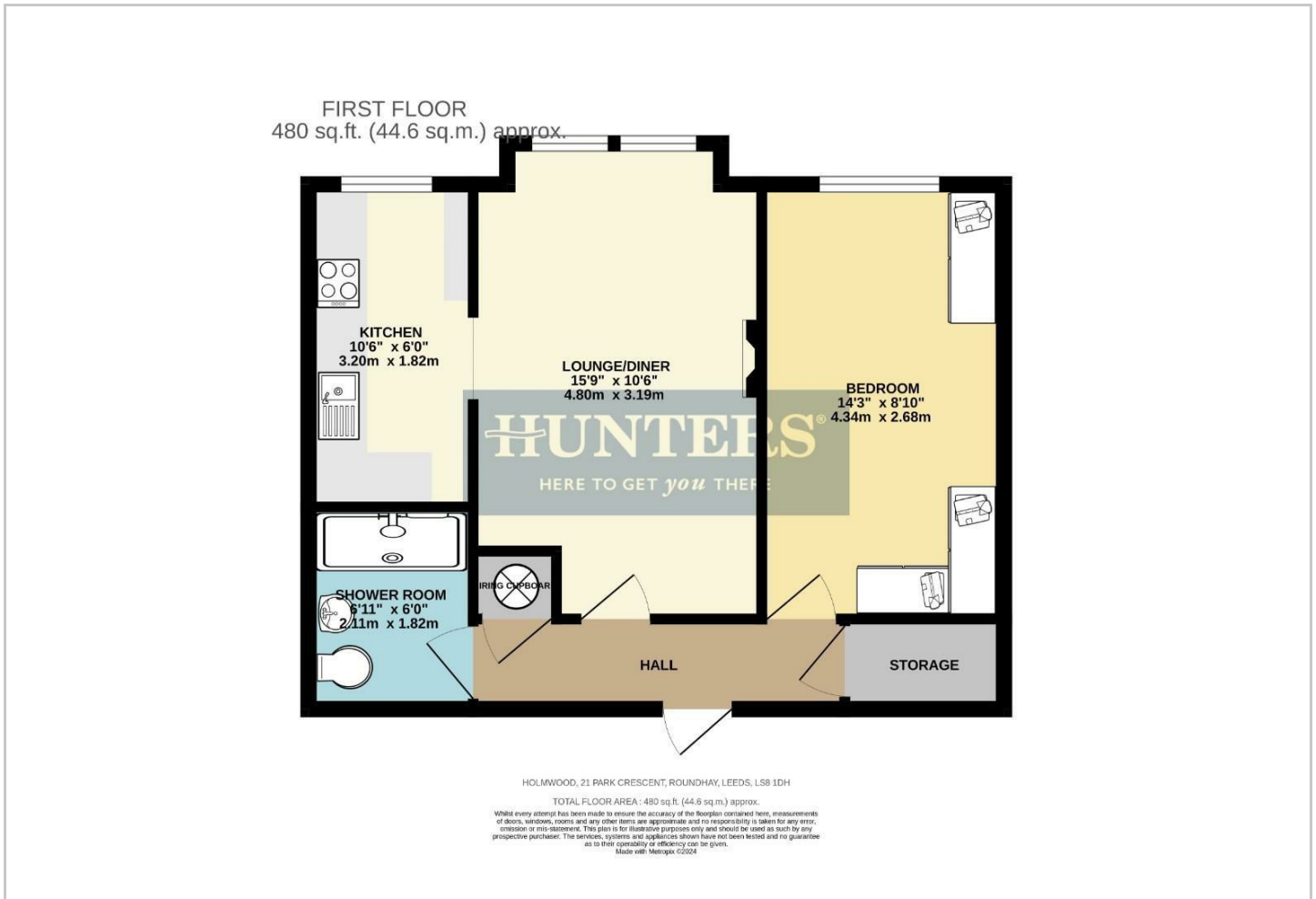
Hybrid Map



Terrain Map



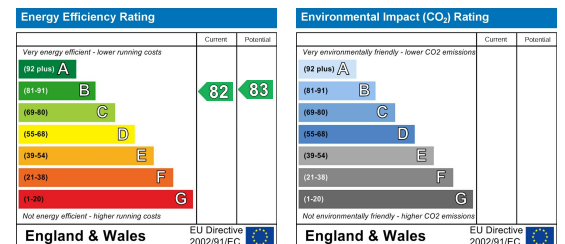
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.