



Beulah Terrace | Crossgates | LS15 8AZ

£135,000

Two Bedroom Flat | Council Tax Band B | EPC Rating C

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*** RARE OPPORTUNITY * LEASEHOLD 1ST FLOOR FLAT *
READY TO MOVE INTO * CENTRAL LOCATION ***

A rare opportunity to acquire a leasehold flat. The flat is free of service charges and has no ground rent to pay, so would offer investors a potential yield in excess of 6% if paying the full asking price. Having a new Worcester Bosch boiler installed January 2025 along with new carpets and being freshly repainted the flat offers ready to move into accommodation.

Being one of only two flats which were purpose built, the property stands to the rear of Austhorpe Road which is central to the busy and thriving area of Crossgates. With the Arndale shopping centre, banks, post office and many cafes, bars and restaurants to choose from you will be spoilt for choice as to how to spend your leisure time.

The accommodation briefly comprises; entrance lobby to the ground floor, landing, open plan living room, kitchen area, two bedrooms and a bathroom. Outside there is parking to the front.

Approximately six miles east of Leeds city centre, the area is served by great transport links and a railway station offering a quick and easy commute to Leeds, York or Wakefield and the surrounding areas.

*** Call now to arrange your viewing ****

Ground floor

Entrance Lobby

Enter through a PVCu double-glazed door to a small lobby with staircase rising to the first floor.

First Floor

Landing

With double-glazed window to the rear elevation.

Living Room 3.52m x 4.88m (11'7" x 16'0")

A spacious open plan living room with sliding patio doors with a 'Juliette' balcony overlooking the front garden of the property. A bulk head cupboard provides extra storage space. Central heating radiator and double-glazed window again overlooking the front.

Kitchen 1.78m x 2.92m (5'10" x 9'7")

The kitchen is fitted with a range of wall and base units with contrasting work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under electric oven with a gas hob and extrator hood over. A plumbed space provides space for a washing machine and there is also space for a tall fridge/freezer. A double-glazed window overlooks the rear.

Inner Hallway

Bedroom 1 3.05m x 2.97m (10'0" x 9'9")

A double bedroom with central heating radiator and double-glazed window looking over the front garden.

Bedroom 2 2.02m x 2.37m (6'8" x 7'9")

A double bedroom with central heating radiator and double-glazed window looking over the front garden.

Shower Room

Fitted with a white three piece suite which comprises;- walk in shower enclosure served with a mains fed shower, a pedestal hand wash basin and low flush w.c. Central heating radiator and a double-glazed window placed to the rear.

Exterior

To the front of the property is a parking area and communal gated lawn. The lawned area does offer potential for further parking to be created is so desired. The garden continues to the side giving access to the rear and to the entrance door for the flat.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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