





14 AVON COURT

LEEDS, LS17 8HJ

£180,000

LEASEHOLD

Monroe is delighted to present this chain free, well-planned ground floor accommodation extending to approximately 693 sq ft, this two-bedroom apartment in the sought-after area of Shadwell presents an excellent opportunity for first-time buyers, downsizers or investors. The property features a generous living room, a separate fitted kitchen, two bedrooms and a bathroom, alongside the added benefit of a separate garage.

MONROE

SELLERS OF THE FINEST HOMES

14 AVON COURT

• Sold chain free • Ground floor apartment • Spacious living room • Separate kitchen • Two well-proportioned bedrooms • Bathroom with bath, wash basin and WC • Separate garage • Located in the popular area of Shadwell • Convenient access to local amenities and Leeds city centre • New carpet throughout





Situated off a private road, this ground-floor apartment opens into a welcoming entrance hall, leading through to the spacious living room, which provides ample room for both seating and dining. A separate kitchen with an intigrated fridge freezer and a washing machine is positioned just off the main living space, offering a practical layout for everyday living.

There are two bedrooms, including a well-proportioned principal bedroom with built in wardrobes and a second bedroom which could also be used as a guest room, home office or additional living space. The bathroom is conveniently located off the hallway and comprises a jacuzi bath, a shower, wash basin and WC.

Externally, the property benefits from a separate garage, providing valuable additional storage or secure parking. There is also a patio area, ideal for outdoor dining, summer barbecues and sitting out to enjoy the sunshine.

Combining practical accommodation, two bedrooms and the advantage of a separate garage, this apartment offers an appealing opportunity in a desirable residential location.

REASONS TO BUY

- Sold chain free
- Ground floor apartment
- Spacious living room
- Separate kitchen
- Two well-proportioned bedrooms
- Bathroom with bath, wash basin and WC
- Separate garage
- Located in the popular area of Shadwell
- New carpet throughout

ENVIRONS

Avon Court boasts an exceptional location, offering a wealth of local amenities in Shadwell and Roundhay. Everything you need is conveniently located right on your doorstep, including a post office, local shops, vibrant bars, restaurants, and coffee shops. Positioned near the A58 and close to the Ring Road A6120, it provides excellent connectivity while maintaining a peaceful rural setting. Nearby, a host of local amenities are available, such as a famous Fish and Chip shop, a village golf course, the Red Lion Pub, tennis courts, and a newly established recreation park, making it a perfect setting for homeowners desiring access to these facilities.

SERVICES

We are advised that the property has mains water, electricity & drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is leasehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

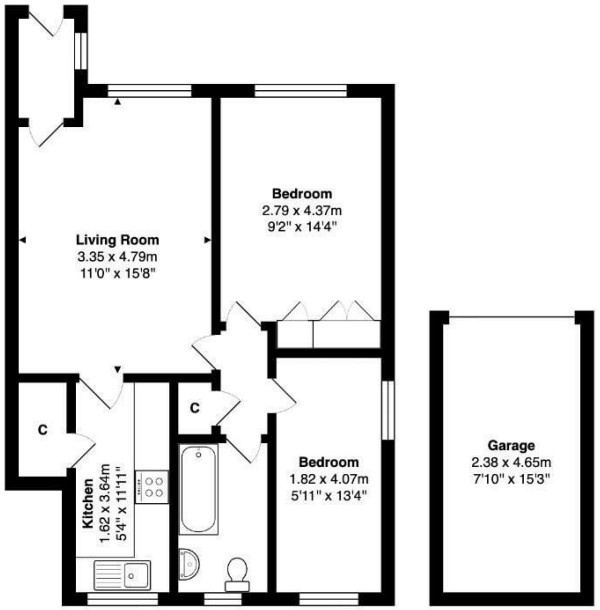
Local Authority – Leeds City Council

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 693.00 sq ft

Tenure – Leasehold

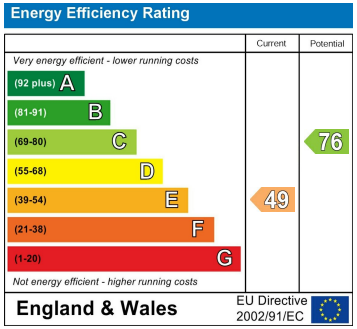


Ground Floor

Total Area: 64.4 m² ... 693 ft²

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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