



Beulah Terrace | Crossgates | LS15 8AZ

£135,000

Ground Floor Flat | Council Tax Band B | EPC Rating D

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*** RARE OPPORTUNITY * 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; 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

Giving direct access to the rear of the apartment through a PVCu double-glazed door. A useful under stair storage space offers a good place for boots and shoes etc.

Living Room 3.78m x 4.88m (12'5" x 16'0")

A spacious open plan living room with sliding patio doors opening to the front garden of the property. 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 extractor 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

With large walk in storage cupboard houses the central heating boiler and is useful for household utility items.

Bedroom 1 3.05m x 2.87m (10'0" x 9'5")

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

Bedroom 2 2.03m x 2.39m (6'8" x 7'10")

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

Bathroom

Fitted with a white three piece suite which comprises; panelled bath with shower and glass screen over, a pedestal hand wash basin and low flush w.c. Central heating radiator and a double-glazed window placed to the rear.

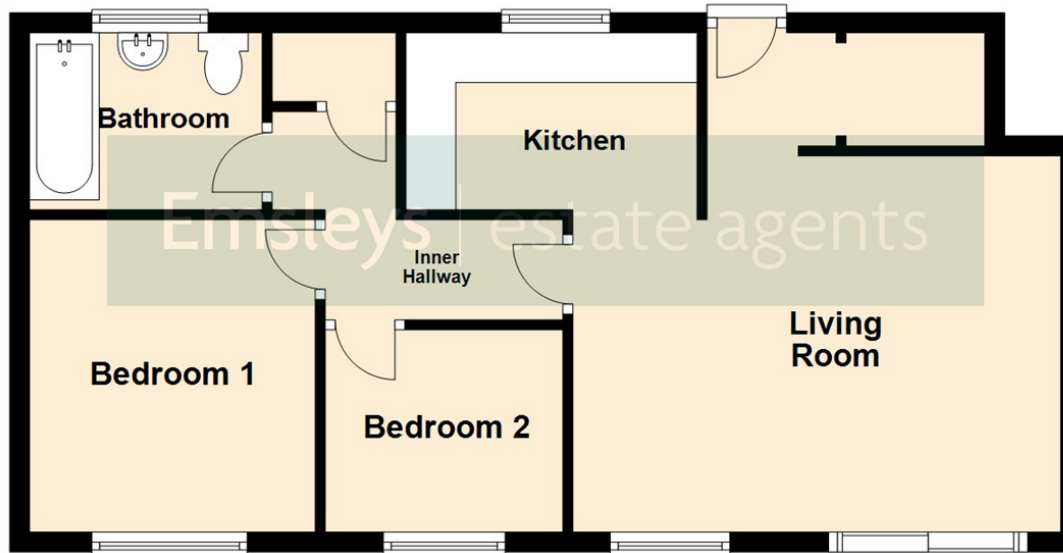
Exterior

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 if so desired. The garden continues to the side giving access to the rear and to the entrance door for the flat above.



Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



Total area: approx. 50.7 sq. metres (545.8 sq. feet)

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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