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172 Queenshill Avenue, Leeds, LS17 6BR

Chain Free £145,000

NO CHAIN: Good quality, well presented, THREE bedroomed LS17 accommodation for £145,000!
A three bedroom ground floor duplex maisonette is available for purchase. Fully UPVC double glazed & gas combi central heating.
Accommodation includes communal entrance, private access to apartment, hallway with stairs to upper level, fitted kitchen, dual aspect living room with access to rear communal grounds garden, spacious bedrooms, bathroom. Communal grounds.

enquiries@alancooke.co.uk ✉ 0113 2888 666 ☎

GROUND FLOOR
Secure communal door with security answerphone to all apartments

COMMUNAL HALLWAY
Staircase to upper floors

Private access to apartment No 172

HALLWAY
Staircase leading up to upper floor, under-stairs storage cupboard, central
heating radiator, utility cupboard

KITCHEN
9'6" x 8'10" (2.9m x 2.7m)



Range of fitted units and corresponding worktops, built in oven, electric hob
with extractor above, stainless steel sink with mixer tap and drainer, uPVC
double glazed window

LOUNGE
15'1" x 13'1" (4.6m x 4.0m)



Dual aspect with uPVC double glazed window and door to rear, central heating
radiator

FIRST FLOOR

LANDING

BEDROOM 1
12'1" x 10'9" (3.7m x 3.3m)



uPVC double glazed window, central heating radiator, built in wardrobe
containing gas-fired 'combi' central and water heating boiler,

BEDROOM 2
10'9" x 6'2" (3.3m x 1.9m)



uPVC double glazed window, central heating radiator

BEDROOM 3
8'6" x 7'6" (2.6m x 2.3m)



uPVC double glazed window, central heating radiator

BATHROOM



White suite of panel bath with wall mounted electric shower, pedestal
washbasin, low wc, ceramic tiled walls, ceramic tiled floor, uPVC double
glazed window

OUTSIDE





Communal Grounds, street parking

OUTSIDE



EPC
EPC rating D

COUNCIL TAX
Tx band A

TENURE
Leasehold

Term: 125 years from 9 September 1991 (Appx 90 years remaining)
Ground rent: £10 pa
Service charge: £916.66 pa

DIRECTIONS
From our Moortown office travel north towards Harrogate. Turn left onto the
Leeds Ring Road, then second left onto Church Gardens, where Queenshill
Avenue is shortly on the left.

FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

GENERAL
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

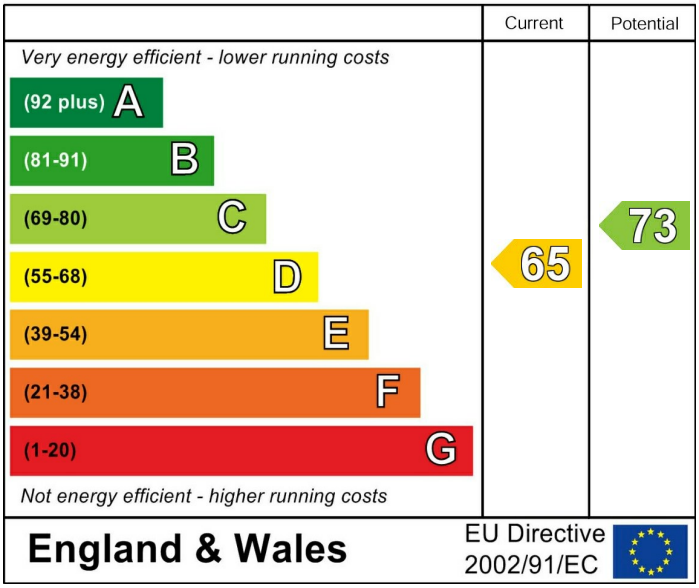
INTERNAL PHOTOGRAPHS
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS
All measurements quoted are approximate.

VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd
Incorporated in England 6539351

Energy Efficiency Rating



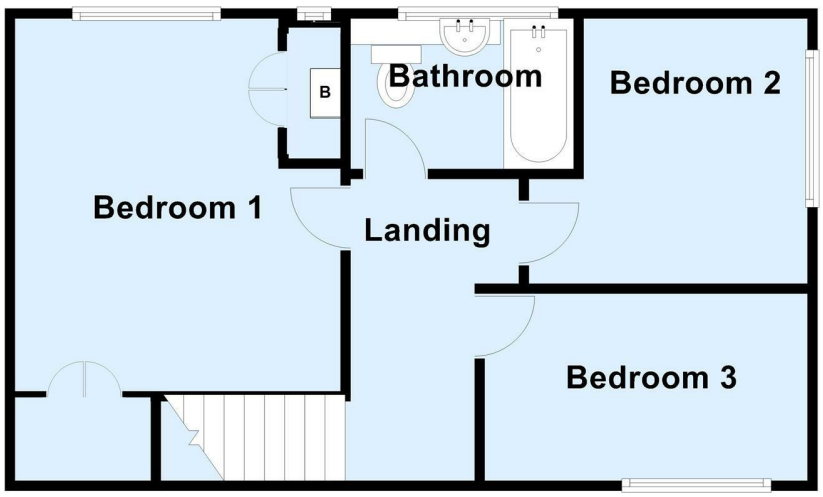
Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Alan Cooke Estate Agents Ltd, 382 Harrogate Road, Moortown, Leeds, LS17 6PY
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