

HUNTERS[®]

HERE TO GET *you* THERE



West Park Court

Arncliffe Road, LS16 5AP

Asking Price £110,000



Council Tax: C



2 West Park Court

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Entrance Hall

Access to all rooms, electric radiator and built in storage.

Lounge Dining Room

14'3" (max) - 13'6" (max) (4.34m (max) - 4.11m (max))
Sliding doors to communal gardens, electric radiator and access to kitchen.

Kitchen

10'2" (max) - 8'6" (max) (3.10m (max) - 2.59m (max))
Stainless steel sink with drainer, hob with extractor over, fan oven, fridge freezer, washer and range of wall and base units.

Master Bedroom

13'3" (max) - 10'10" (max) (4.04m (max) - 3.30m (max))
Built in wardrobe and electric radiator.

Bedroom Two

10'2" (max) - 6'10" (max) (3.10m (max) - 2.08m (max))
Electric radiator.

House Bathroom

8'6" (max) - 5'0" (max) (2.59m (max) - 1.52m (max))
Panel bath with shower over, half tiled walls, wash hand basin and w/c.

Parking

Off street parking and ample parking on the street also.

Communal Gardens

Mainly grassed areas with mature trees, bushes, flower beds, plants and shrubs.

TWO BEDROOMS – GROUND FLOOR FLAT – ACCESS TO COMMUNAL GARDENS – SEPARATE KITCHEN – OFF STREET PARKING – WEST PARK – PERFECT FOR FIRST TIME BUYER – IDEAL FOR A DOWNSIZER – SEPARATE KITCHEN - NO CHAIN

Located in the always popular Leeds suburb of West Park, this two bedroom ground floor garden flat is ideal for a first time buyer or for anyone thinking of downsizing. The property is close to great amenities including the West Park shops, restaurants and pubs and within convenient distance of Headingley and access to the A6120 outer ring road and Otley Road. The building is set in communal gardens and benefits from off street parking. Internally it briefly comprises; entrance hall, living room, separate kitchen, master bedroom with a walk in wardrobe, house bathroom and further smaller bedroom. Energy Rating - D



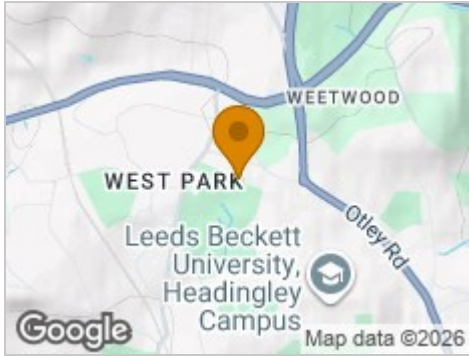
Road Map



Hybrid Map



Terrain Map



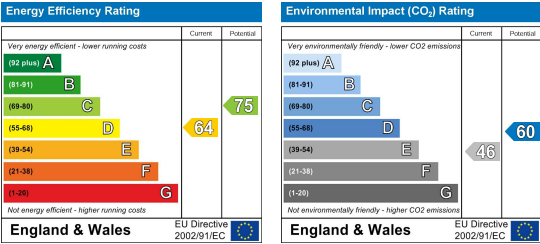
Floor Plan



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.