



**Iveson Drive, Leeds LS16 6NQ**

**welcome to**

**Iveson Drive, Leeds**

A spacious two double bedroom duplex apartment in a great Cookridge location, offered with no onward chain. Features include open living space, a bedroom with balcony access, fitted kitchen, modern bathroom, a second double bedroom upstairs and access to communal gardens as well as a conservatory.



### **Iveson Drive**

Offered with no onward chain, this two double bedroom duplex apartment is located in a popular area of Cookridge, close to local amenities and transport links. The spacious accommodation briefly comprises: hallway, lounge, double bedroom with balcony access, fitted kitchen and bathroom to the first floor, with a further double bedroom on the second floor. The property also benefits from access to communal gardens as well as a conservatory to the ground floor.

### **Ground Floor/Conservatory**

Accessed via the rear of the building, the property features a conservatory that provides a useful additional reception area and leads into a welcoming entrance hallway. Stairs rise to the first floor,

### **First Floor**

#### **Hallway**

A spacious hallway with useful storage cupboards

#### **Lounge**

11' 6" x 10' 6" ( 3.51m x 3.20m )

A neutral lounge with a rear-facing window, radiator, and a door leading to the staircase up to the second-floor bedroom.

#### **Kitchen**

8' 2" x 7' 10" ( 2.49m x 2.39m )

The kitchen provides a range of wall base units with work surfaces over, stainless steel sink unit, tiled splash backs, plumbing for washing machine, space for under counter fridge/freezer and space for free standing oven. Laminate flooring and window

### **Bedroom Two**

14' 6" x 11' 6" ( 4.42m x 3.51m )

A spacious double bedroom with a radiator and window, along with access to the balcony.

### **Balcony**

A space to enjoy outside space

### **Bathroom**

The bathroom comprises; bath with shower over, wash basin, low flush wc, part tiled walls and window

### **Second Floor**

#### **Bedroom One**

16' 9" x 16' 9" ( 5.11m x 5.11m )

A spacious double bedroom to the top floor with velux windows and radiator

### **Outside**

The property benefits from access to communal gardens

### **Leasehold Information**

This property is leasehold with the following terms:

125-year lease from 7th January 2002

Current annual ground rent: £10

Current annual service charge: £210

We recommend confirming these details and any associated conditions with your legal representative.



**view this property online** [williamhbrown.co.uk/Property/HFT107301](http://williamhbrown.co.uk/Property/HFT107301)



welcome to

## Iveson Drive, Leeds

- Two double bedroom duplex apartment
- No onward chain
- Bedroom with balcony access
- Second double bedroom on the top floor
- Access to communal gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 210.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000 - £150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT107301](http://williamhbrown.co.uk/Property/HFT107301)



Property Ref:  
HFT107301 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**