

9 Grove Court, Headingley

£129,995

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

PRIME HEADINGLEY LOCATION - ONE BEDROOM - FIRST FLOOR APARTMENT - VIEWS OVER COMMUNAL GROUNDS - QUIET LOCATION AT THE BACK OF THE DEVELOPMENT - MODERN KITCHEN AND BATHROOM - IDEAL FIRST TIME BUY/INVESTMENT

An excellent opportunity to acquire this beautifully presented one-bedroom apartment situated in a highly sought-after, quiet residential area in the heart of Headingley. Set within pristine, professionally maintained communal grounds, this property offers the perfect blend of peaceful living and urban convenience. The apartment briefly comprises; Hallway, lounge with room for a ding table and views over the beautiful maintained grounds, fitted kitchen, one double bedroom with built in wardrobes, contemporary house bathroom with walk in shower cubicle. Externally the property has well maintained communal gardens and off street parking. The great location benefits from coffee shops, supermarkets, a range of restaurants and popular bars, just a short walk away to Headingley and Meanwood. With Leeds City Centre also nearby, this ideal location has plenty to offer. There is a garage with the property which does require modernisation. EPC C

AREA GUIDE

Headingley is an excellent choice for first-time buyers seeking a lively, well-connected suburb with a robust mix of amenities, green spaces, this property offers the best of both, being just a short walk to Meanwood and Headingley.









15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS













15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

COUNCIL TAX BAND

A

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

https://checker.ofcom.org.uk/

PARKING

The parking at the property is off street parking and a garage

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

Leasehold - 212 years & 6 months

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460





