

Biddenden Road | Pendas Fields | LS15 8XD £75,000

Studio apartment | Council Tax Band A | EPC Rating D

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***IDEAL FOR A FIRST TIME BUYER * POPULAR RESIDENTIAL LOCATION * SOLD WITH NO CHAIN ***

This GROUND FLOOR studio flat sits at the end of a 'no through road' situation adjacent to green belt land but is within easy distance of transport links and local amenities. The property has the benefit of double-glazing and electric heating.

The accommodation briefly comprises; an open-plan living area with a built-in pull down bed, a fitted kitchen including electric oven and hob, space for a washing machine and fridge freezer. A tiled bathroom with walk in shower, sink and w.c. To the outside there are communal gardens and allocated parking to the side.

Situated on the increasingly popular residential area of Pendas Fields, which is close to the John Smeaton Leisure Centre, Biddenden Road a popular residential location situated in the east of Leeds. The local amenities are second to none with Crossgates shopping centre providing a range of different shops. The area is serviced by a number of different bus routes along with a train station which runs on the main line between York and Leeds (Leeds City Centre is only approx. 10 mins by train).

*** Call now to arrange your viewing ***

Ground Floor

Communal Entrance
Communal entrance to apartments and rear garden.

Living Bedroom 4.42m x 2.97m (14'6" x 9'9")
Wall mounted electric heater and two PVCu double-glazed windows facing the front of the building.

Kitchen 2.00m x 2.79m (6'7" x 9'2")
A modern fitted kitchen with wall and base level units, an inset stainless steel sink with single drainer and mixer tap. Built-under electric oven and hob with a stainless steel chimney-style extractor hood over and space for a tall fridge/freezer and washing machine.

Shower Room 1.66m x 1.80m (5'5" x 5'11")
Fitted with a walk-in shower enclosure with a glass screen and electric shower, a low level W.C and wall mounted wash hand basin. There is also a useful storage cupboard, extractor fan and radiator.

Exterior
To the outside there are enclosed communal gardens to the rear and a separate parking area where you will find an allocated parking bay.



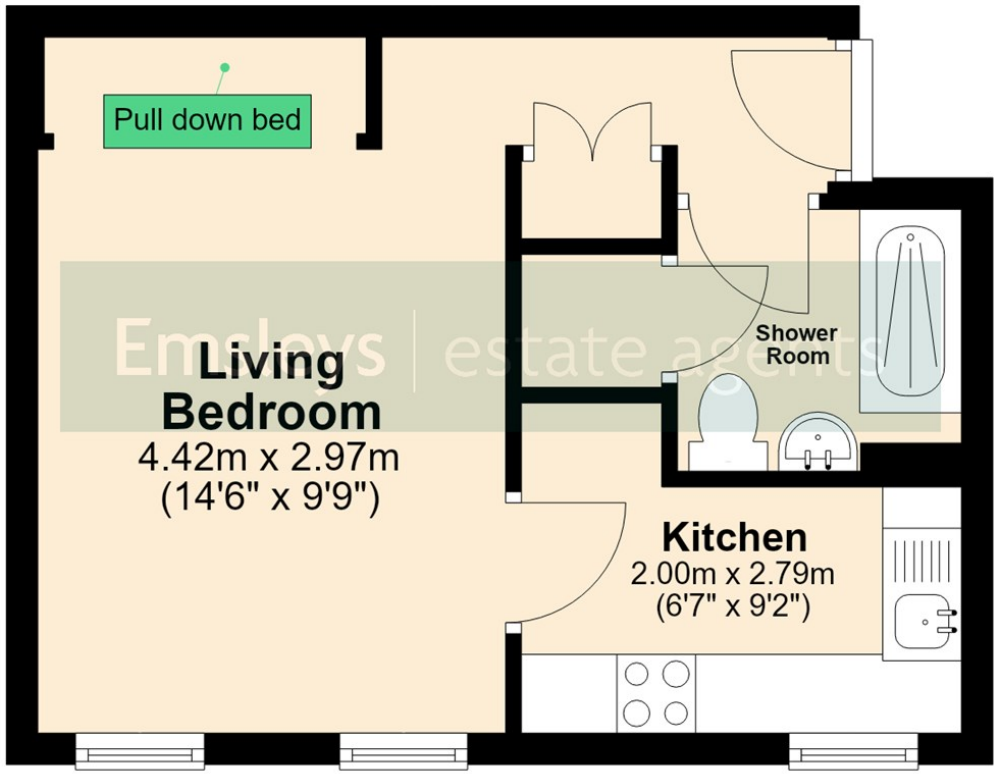






Ground Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Total area: approx. 25.0 sq. metres (269.0 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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