



Flat 8, Old Park Road, Leeds LS8 1JB

welcome to

Flat 8, Old Park Road, Leeds

Located in the sought-after LS8 area, this well-presented two-bedroom third-floor apartment offers ready-to-move-into accommodation, making it an excellent opportunity for a range of buyers. The property is set within beautifully maintained communal grounds and benefits from a residents' parking.



Old Park Road Entrance Hall First Floor Utility/Hall

Features a double-glazed window and fitted radiator, with attractive laminate flooring throughout. This clean, neutral space serves as a hallway and also provides an area suitable for use as a utility room.

Lounge

The lounge features a double-glazed window and a fitted radiator. The room benefits from laminate flooring and ceiling spotlights throughout, creating a bright and modern feel. A clean, neutral décor and good proportions make this an attractive and well-sized living space.

Kitchen

The kitchen features a fitted radiator, a range of wall and base units, and integrated appliances, along with space for additional under-counter appliances. It benefits from tiled splashbacks, laminate flooring, and ceiling spotlights, creating a practical and modern space.

Bathroom

The bathroom features a bath with an overhead shower, WC, and wash basin. It benefits from fully tiled walls and ceiling spotlights, creating a clean finish.

Bedroom One

A double bedroom featuring a large double-glazed window that allows plenty of natural light, along with a fitted radiator. The room is finished with attractive laminate flooring throughout, creating a clean, modern, and low-maintenance living space.

Bedroom Two

A double bedroom featuring a double-glazed window and fitted radiator, finished with laminate flooring.

External

The property benefits from an allocated parking

space and beautifully maintained communal grounds. Surrounded by well-kept lawns and mature planted borders, the outdoor space provides a peaceful and attractive setting, creating the perfect spot for residents to relax and enjoy.

Location

The property's location is another standout feature, enjoying a highly desirable position within the popular LS8 area. Residents are overlooking the expansive grounds of Roundhay Park, one of Leeds' most renowned green spaces, offering scenic views, parkland and lakes. The area is also well served by a selection of highly regarded schools, major retail outlets, supermarkets, and an excellent range of independent cafés, bars, and restaurants, providing a superb balance of convenience and lifestyle amenities.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Flat 8, Old Park Road, Leeds

- THIRD FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN AND CLEAN THROUGHOUT
- ALLOCATED PARKING
- BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2300.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109883 - 0006

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