



Lilac Court | Killingbeck | LS14 6GQ

£160,000

Two bedroom apartment | Council Tax Band B | EPC rating C

Emsleys | estate agents

***RARE TO THE MARKET * EXCLUSIVE GATED DEVELOPMENT
* MUST BE SEEN * ADJACENT TO WOODLAND***

Situated within the ever popular York Dale development just off the A64, this FIRST FLOOR apartment is located within an exclusive gated community. Tucked away to the rear of the development the apartment a-butts Killingbeck Meadows part of the Wykebeck Valley Park with access to a series of nature walks, seasonal wetlands and ponds. This absolutely should be viewed to appreciate the size and standard of the accommodation on offer.

The first floor accommodation briefly comprises; entrance hall, storage cupboard, large dining/kitchen, lounge, two double bedrooms and a bathroom. Outside there are communal gardens, allocated and communal parking bays all accessed via electronic gates.

The apartment benefits from 'Hive' controlled gas central heating and a smart meter and the seller informs us that the orientation of the flat ensures a consistent & comfortable temp all year and enjoys very good natural light in all the rooms. Fitted venetian blinds have been fitted throughout and the laminate flooring to the hallway and dining kitchen has been replaced. Some furniture may be left/sold and will be negotiated upon separately. Pets are also allowed upon application with the management company.

Ideally placed to take advantage of all local amenities in Killingbeck retail park and Crossgates shopping centre which includes local banks, post office and a railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas via the A64 and the main A6120 Ring Road just a short distance away.

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

Ground floor

Communal Entrance

Secure telephone entry system. Staircases leading to the various floors.

First floor

Entrance hall

Laid with re-newed wood grain effect laminate flooring, central heating radiator and having a useful storage cupboard.

Kitchen/diner 5.36m x 2.77m (17'7" x 9'1")

The spacious dining/kitchen is flooded with natural light through two double-glazed windows. Fitted with a good range of wall and base units with work surfaces over incorporating a one and a half stainless steel sink unit with a side drainer and mixer tap. Built-in electric oven, stainless steel gas hob with chimney style extractor over, under counter fridge and freezer and plumbed spaces for a washing machine and dishwasher. Ample space for a family sized dining table and chairs. Central heating radiator.

Lounge 4.57m x 3.94m max (15'0" x 12'11" max)

An elegant living room in neutral decor. A double-glazed window to the front has views of the green, two central heating radiators, and t.v & telephone points.

Bedroom One 3.94m x 2.97m (12'11" x 9'9")

A double bedroom with a central heating radiator and a double-glazed window placed to the rear which has a woodland aspect.

Bedroom Two 3.35m x 2.97m (11'0" x 9'9")

A second double bedroom with a central heating radiator, t.v point and a double-glazed window to the rear with a woodland backdrop.

Bathroom

The bathroom is tiled in modern ceramics and fitted with a white three piece suite which comprises; panelled bath with 'rainfall' mains fed shower and glass screen over, low level WC and a pedestal hand wash basin. Extractor fan and chrome ladder style radiator.

Exterior

The apartment is accessed through electronic gates and offers allocated and communal parking bays plus a peaceful communal garden.

Directions

From the Crossgates office, proceed along Austhorpe Road

and at the traffic lights turn right and the first left at the roundabout onto Crossgates Road. Proceed and at the junction follow the road to the left onto A64/York Road. Proceed and at the second set of traffic lights turn right and onto Oak Tree Lane. At the top of Oak Tree Lane turn left into Lilac Court. Proceed bearing right and then left and finally right to the end of the road where the complex can be found straight ahead.

Leasehold Information

Lease term is 150 years from 2006

Ground Rent - £167.34 per annum

Service charge - £1153 Bi-Annually

Pets allowed on application via the management company.





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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents