



Iveson Drive, LEEDS LS16 6NG

welcome to

Iveson Drive, LEEDS

A well-presented two-bedroom first floor apartment offering spacious accommodation, ideally located close to local amenities & excellent transport links. Featuring a generous lounge/diner, modern kitchen, balcony, two good-sized bedrooms, bathroom & access to communal gardens.



Iveson Drive

A spacious and immaculately presented two-bedroom first floor apartment, ideally situated in a popular residential location close to a range of local amenities, well-regarded schools and excellent transport links. Sure to appeal to a variety of purchasers, including first-time buyers, professionals and those looking to downsize, the property offers well-proportioned accommodation throughout. Briefly comprising an entrance hallway, a bright and generous lounge/dining room, a modern fitted kitchen with access to the balcony, two good-sized bedrooms and a stylish house bathroom. Externally, residents benefit from access to well-maintained communal gardens. Early internal viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

Hallway

Door opening into the hallway with two useful storage cupboards and doors to;

Lounge/Diner

A superb open-plan living and dining room, beautifully presented and filled with natural light from large windows. Offering generous proportions, the space provides clearly defined areas for both relaxing and entertaining, with ample room for a family-sized dining table and comfortable seating.

Kitchen

A modern and well-appointed kitchen fitted with a stylish range of contemporary wall and base units, complemented by contrasting work surfaces and matching splashbacks. The kitchen incorporates an inset sink with window outlook, integrated microwave, oven and hob, and provides space for a range of appliances. Finished in a neutral colour scheme, the room offers ample storage and preparation space, creating a practical and attractive environment for everyday cooking and dining. A door provides convenient access to the outside and the balcony

Balcony

Providing a private outdoor space with access from the kitchen and additional useful storage. The balcony offers flexibility, with the option to remain open or be enclosed to create a more private and personal space.

Bedroom One

A spacious and well-presented double bedroom featuring an extensive range of fitted bedroom furniture, including wardrobes and drawers providing excellent storage whilst maximising floor space. A large window allows for plenty of natural light, creating a bright and comfortable atmosphere, while a radiator ensures warmth throughout the year. This well-proportioned room offers an ideal principal bedroom with both practicality and style.

Bedroom Two

A good-sized and versatile bedroom enjoying a pleasant outlook through a large window, allowing plenty of natural light to fill the room. Offering generous floor space and neutral decor, the room benefits from a radiator and ample space for a range of bedroom furniture

Bathroom

A stylish and contemporary house bathroom fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen, a vanity wash hand basin with storage beneath, and a low-level WC. Complemented by attractive tiled walls and flooring, the bathroom also benefits from a window providing natural light and ventilation, creating a smart and practical space finished to a high standard.

Outside

Access to the communal gardens

Leasehold Information

This property is leasehold with the following terms;
125 years from 5th November 2004
current annual ground rent - £10
current annual service charge - £450
Service charge includes cleaning of communal areas and lighting plus maintenance of the garden

Agents Note

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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Iveson Drive, LEEDS

- Upper Floor Apartment
- Spacious accommodation
- Popular LS16 location
- Communal Gardens
- Balcony from Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 450.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



Total floor area 70.1 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107637 - 0003

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.


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