



33 Redhall Crescent, Leeds, LS11 8DY Offers in excess of £55,000

Good Move are delighted to present this Studio Apartment to the market sold with a tenant in situ.

This ground floor studio apartment offers modern and bright accommodation. Conveniently located within easy reach of Leeds, the property benefits from excellent transport links and a range of nearby amenities. Residents can also enjoy well-maintained communal gardens and on-site parking.

The accommodation briefly comprises: a spacious living/bedroom area, a fitted kitchen with appliances, and a bathroom featuring a three-piece white suite with shower, a useful storage cupboard, and adjacent off-street parking.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.

This property will be sold with a lease of 999 years.



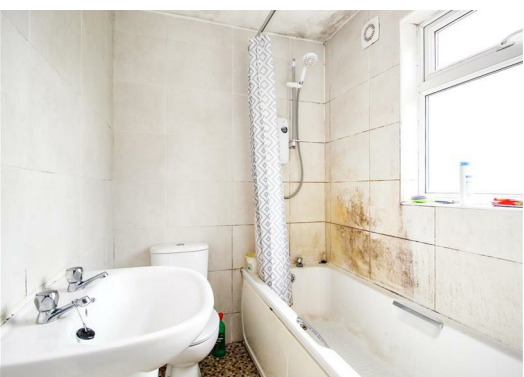
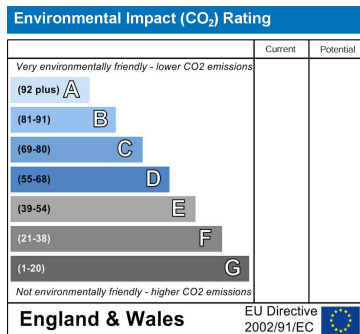
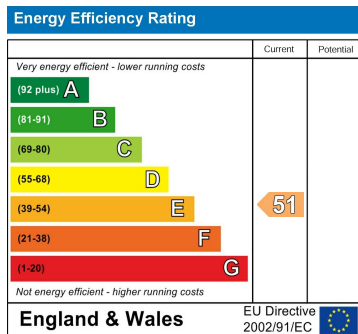
Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

51 years remaining on the lease (lease extension in progress to 999 years)
 Ground rent: £0 per annum
 Maintenance charge: £400 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk