



£230,000 Region



- Delightful ground floor apartment
- Generous private garden
- Two bedrooms
- Lounge with glazed doors to garden
- Lovely modern fitted kitchen
- Leafy location close to city centre



A WONDERFUL TWO BEDROOMED GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE GARDEN, SITUATED IN ONE OF NORTH LEEDS LEAFY CONSERVATION AREAS, VERY CONVENIENTLY PLACED A SHORT WALK TO LOCAL SHOPS, BARS & CAFES, THE LOVELY OPEN SPACES OF HYDE PARK, THE CITY CENTRE AND UNIVERSITIES.

Offered with no chain, this stylish and tastefully presented property would make an ideal first home, briefly comprising an entrance hall with a useful storage cupboard, a stunning fitted kitchen with granite like work tops and a tiled floor, a lovely lounge with gas stove, oak effect laminate flooring and double glazed patio doors to the rear garden, a master bedroom with a range of built-in wardrobes, a good sized second bedroom and a bathroom w/c with attractive tiling and tiled floor.

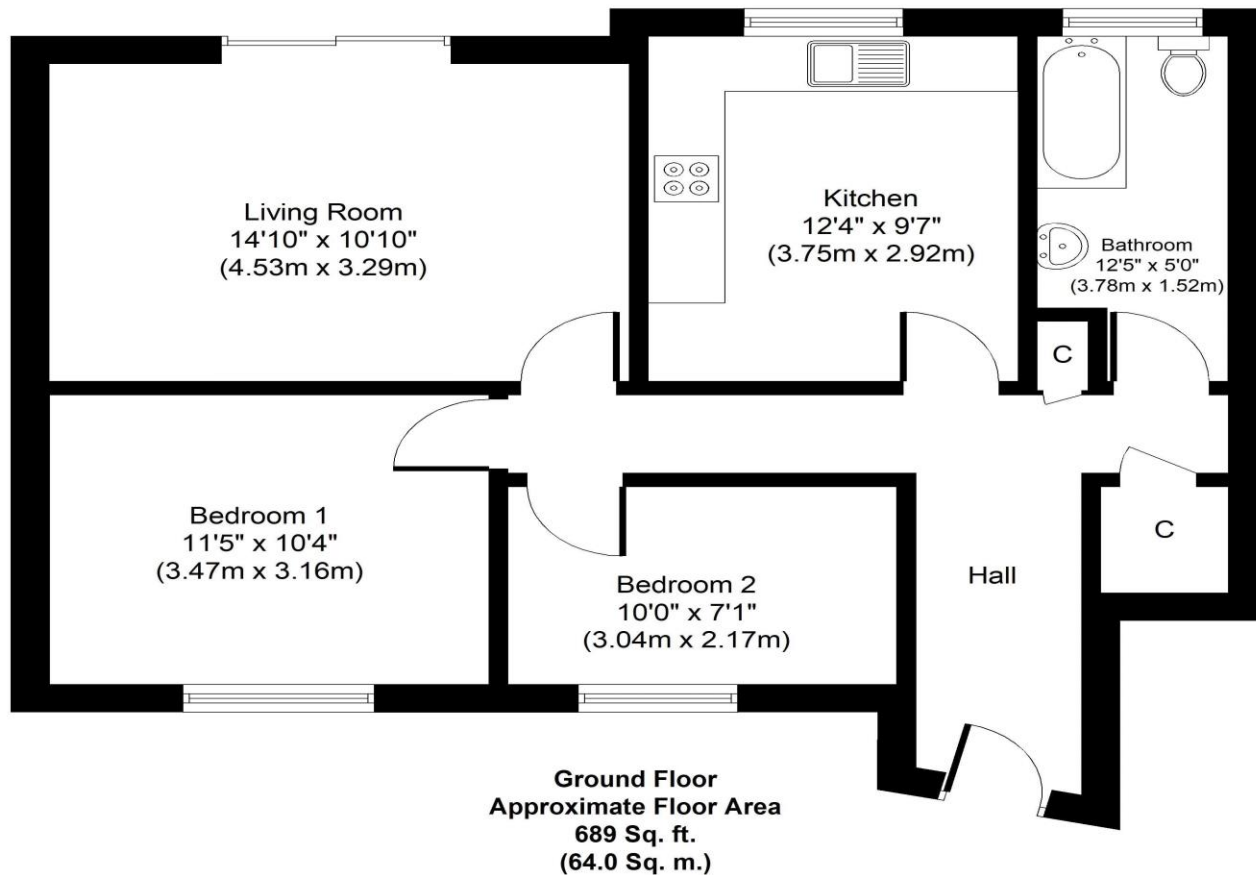
Outside, the property is accessed by a leafy path to the front door with the gardens to the front being owned by the upper apartments. This property enjoys a lovely generous private corner plot garden to the rear with lawn, mature established planting and borders, a summerhouse and useful shed. The seller has also obtained permission to create a driveway to the rear providing off street parking should buyers wish to pursue his.

With favourable lease terms, being one of four apartments, the lease is 999 years from 1955. We understand there is an informal arrangement with the freeholder and other property owners not to collect any ground rent or make a service charge. Each property owner is responsible for their own buildings insurance, flat and garden and any communal costs are agreed on an ad-hoc basis. Internal viewing strongly advised of this well cared for, ready to walk into home.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure Leasehold **Council Tax Band** A

Possession Vacant possession on completion

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Management Clause - If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.