

Kippax House Ash Court,Kippax LEEDS LS25 7AA

william h brown

welcome to

Kippax House Ash Court, Kippax LEEDS

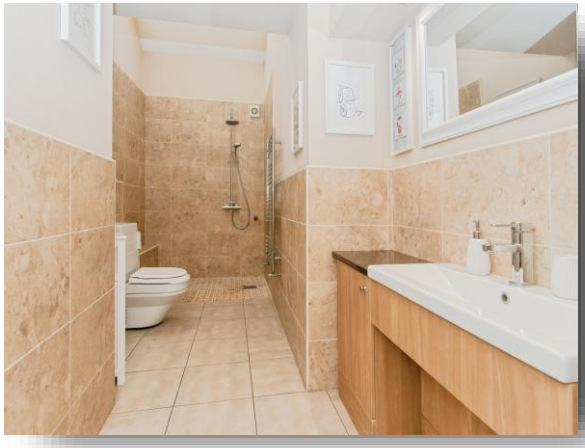
Beautifully presented two-bedroom ground floor apartment within the sought-after Kippax House development, featuring a modern dining kitchen, spacious lounge, allocated parking and communal gardens.













Entrance Hall
Lounge
12' 10" x 10' 8" (3.91m x 3.25m)
Kitchen
10' 8" x 7' 9" (3.25m x 2.36m)
Bedroom One
11' 7" x 9' (3.53m x 2.74m)
Bedroom Two
11' 2" x 6' 4" (3.40m x 1.93m)
Shower Room
Agents Note
Please note that the AML fee covers 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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Kippax House Ash Court, Kippax LEEDS

- Ground floor apartment
- Two good-sized bedrooms
- Modern dining kitchen
- Allocated parking
- Communal gardens and seating area

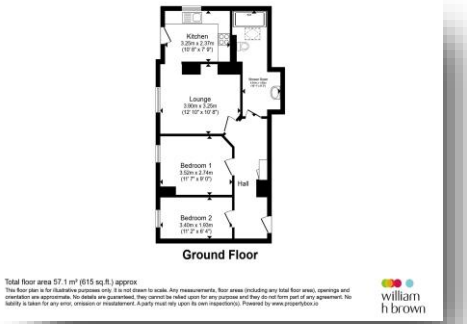
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1330.70
Ground Rent: 120.00

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114636

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
CAF114636 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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