



1 Deanswood Close, Leeds, LS17 5JB

Chain Free £115,000

NO CHAIN - Ideal for first time buyers. A one bedroom ground floor apartment with gardens. Fully UPVC double glazed and gas central heating. EPC rating - Accommodation includes hallway with storage, kitchen, lounge, double sized bedroom, bathroom. Lawned garden to front and to rear.



GROUND FLOOR

Secure door leading to:

HALL

With spacious store room, utility cupboard and linen cupboard.

KITCHEN

8'2" max x 7'10" (2.5m max x 2.4m)



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, dual aspect uPVC double glazed windows, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above.

LOUNGE

14'9" x 10'5" (4.5m x 3.2m)



uPVC double glazed window, uPVC double glazed door leading to rear garden, central heating radiator

BEDROOM

11'1" x 10'5" (3.4m x 3.2m)



uPVC double glazed window, central heating radiator

BATHROOM

6'6" x 5'6" (2.0m x 1.7m)



White suite of panel bath with wall mounted electric shower, low wc, pedestal washbasin, uPVC double glazed window, heated towel rail

OUTSIDE



Secure outhouse containing gas-fired 'combi' central and

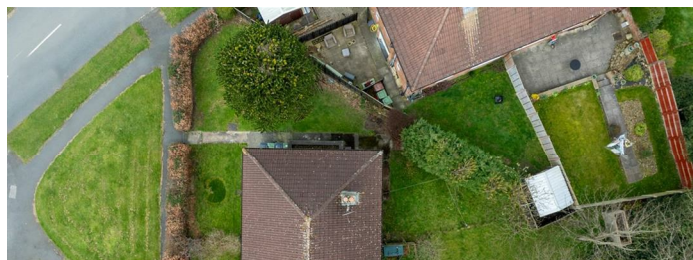


water heating boiler. Ownership includes the lawned gardens to the front and to the rear (side garden is owned by 1st floor apartment).

OUTSIDE



GARDEN PLAN



GARDEN PLAN



The vendor has provided the Land Registry Deed plan showing the boundary of ownership of 1 Deanswood Close.

COUNCIL TAX

Band A

TENURE

Freehold

HOW TO GET THERE

From our office on Harrogate Road head north then turn left onto the A6120 Ring Road, turn right at the next roundabout onto King Lane. Turn left just before the Park & Ride into Cranmer Road, right into Cranmer Gardens and follow the road onto Cranmer Rise and then left into Deanswood Drive and finally left again into Deanswood Close.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

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VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)

