



**36 Fairfield Court, Leeds**  
**£240,000**



# 36 Fairfield Court

Leeds, Leeds

Chain-free and beautifully presented, this spacious modern flat features a bright open-plan layout, principal en suite, and 969 years on the lease. Enjoy peaceful communal gardens and ample parking in a prime North Leeds location—perfect for professionals or savvy investors.

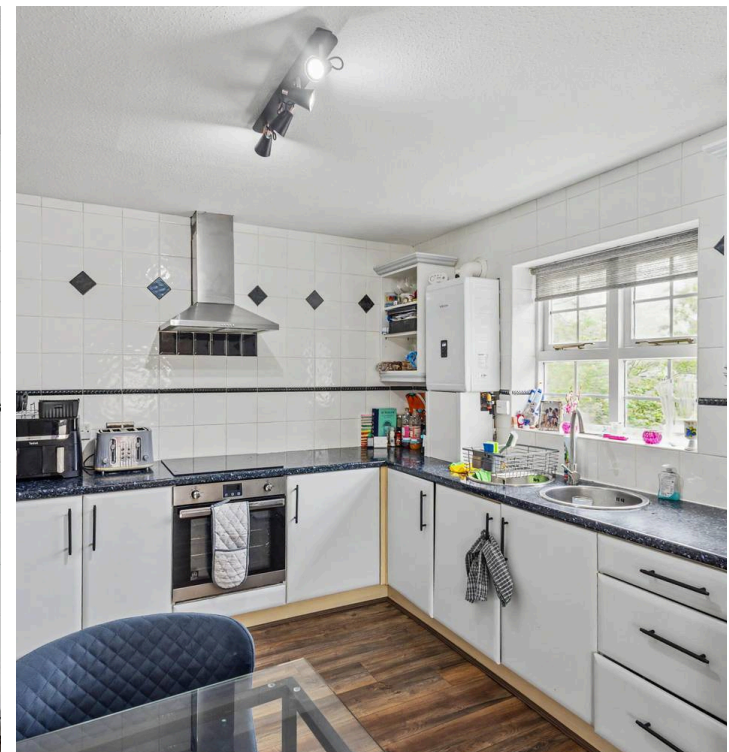
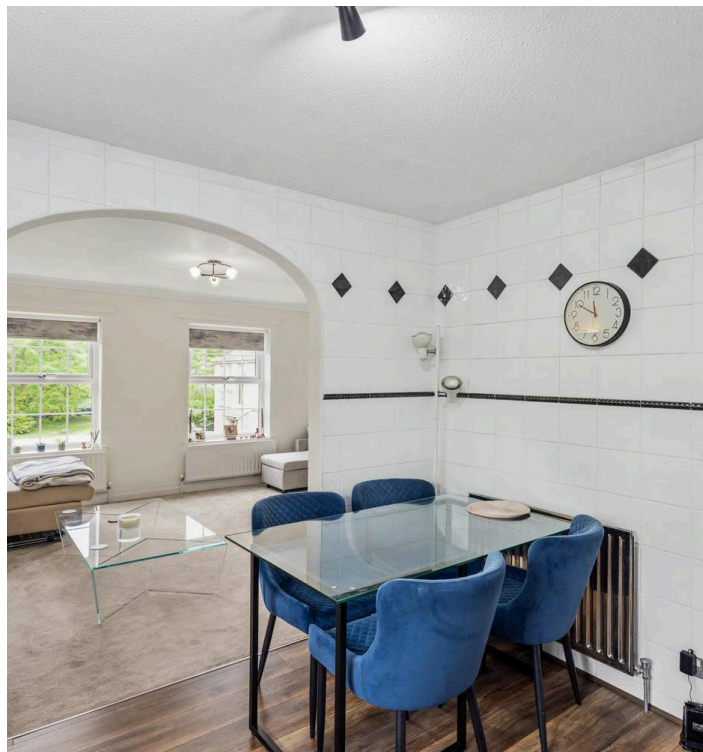
Council Tax band: D

Tenure: Leasehold

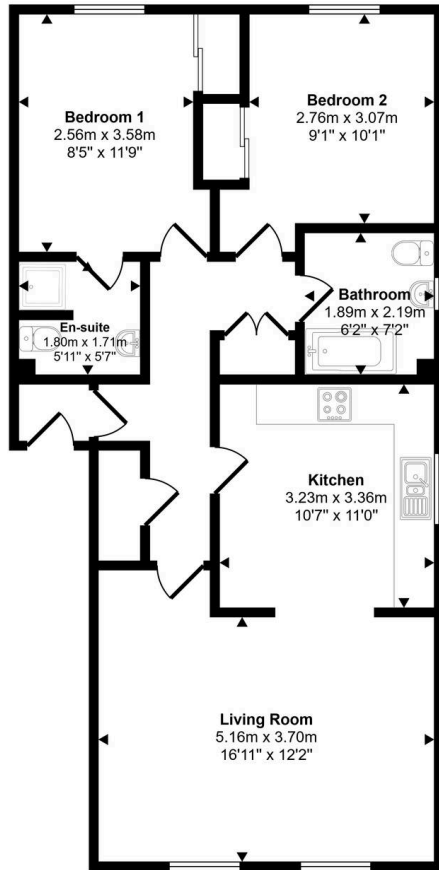
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Dedicated Off Street Parking
- Well-Maintained Communal Garden
- Modern Kitchen Units
- Chain Free Sale
- Great Rental Potential
- Top (2nd) Floor Apartment



Approx Gross Internal Area  
73 sq m / 782 sq ft



Floorplan



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



## Aspire Estates

Aspire Properties, Wira Business Park Ring Road - LS16 6EB

0113 8875079

[estatesales@aspirepropertygroup.co.uk](mailto:estatesales@aspirepropertygroup.co.uk)

[www.aspirepropertygroup.co.uk/](http://www.aspirepropertygroup.co.uk/)