



Ainsley View, Leeds LS14 5QN

welcome to

Ainsley View, Leeds

FOR SALE with NO CHAIN is this INCREDIBLE ground floor apartment set within a POPULAR residential location! At a Guide Price of £120,000 - £130,000. this property is READY TO MOVE IN TO, and includes an EN-SUITE and off street parking!



Entrance Hall

Having the entrance door, a useful storage cupboard, and a storage heater.

Open Plan Living

An open plan living space featuring a modern fitted kitchen with a range of both wall and base units with work surfaces over, plus a breakfast bar. Includes a stainless steel sink with a drainer, an electric oven, an electric hob with tiling to the splash areas, and a cooker hood over. Also includes a built in washing machine, and a built in dishwasher.

Also includes two windows, and a upvc glass door leading out to the communal garden space and a wall mounted electric heater.

Bedroom One

With a double glazed window, and an electric heater.

En-Suite

Complete with a shower, wash hand basin, and a low level flush w.c. Also includes a heated towel rail, and a double glazed frosted window.

Bedroom Two

Includes a storage heater, and a double glazed window.

House Bathroom

Having a bath with a shower over, a wash hand basin, and a low level flush w.c, a heated towel rail, and an extractor fan.

Exterior

Externally the property has allocated parking and additional visitor parking.



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Ainsley View, Leeds

- Guide Price £120,000 - £130,000
- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To The Master Bedroom
- Beautifully Presented Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1440.00

Ground Rent: 250.00

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111574 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williambrown.co.uk