



## Flat 2, Shaw Dene, Burton Crescent, Headingley, LS6 4DN

A delightful spacious three bedroom apartment nestled in this much sought after area in the heart of Headingley. This apartment offers more than most, this first floor home offers plenty of space and storage along with a spectacular rear garden and garage. We strongly advise a viewing.

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## Flat 2, Shaw Dene, Burton Crescent, Headingley, LS6 4DN

**Guide Price:** £260,000

- First floor apartment
  - Quiet residential location
  - Three bedrooms, over two floors with lots of light
  - Spacious living area with a lovely aspect
  - Rear garden
  - Single garage to the rear
  - Walking distance to Headingley Centre
- No onward chain



## General remarks

A well-proportioned, three-bedroom first floor maisonette (freehold) situated in an idyllic location in Headingley with well-maintained garden to the rear and the benefit of off -street parking with its own single garage.

The property comprises of; Own front door, external entrance hall with stairs leading to the inner hallway.

Separate fitted kitchen with a range of wall and base units with ceramic hob, oven, ample worktop space with garden aspect.

24ft dual aspect lounge/dining with light flooding in, garden aspect both sides and inset electric fire which is great feature in the room. On this floor are two double bedrooms both with storage

cupboards, and a house bathroom with separate shower and bath. In the hallway there is another storage cupboard.

The current owner has converted the loft giving you a very valuable space, with a third bedroom, a wc and further space for a hobby area, office or even further guests space-a very flexible home.

Externally: The property has a lovely lawn area to the rear that is owed by this apartment, bin store, shed and private garage.

The property is situated in this highly sought-after conservation area, close to the centre of Headingley but very leafy and quiet.

There are extensive shopping amenities and transport services and a wide choice of schools and recreational facilities to choose from.

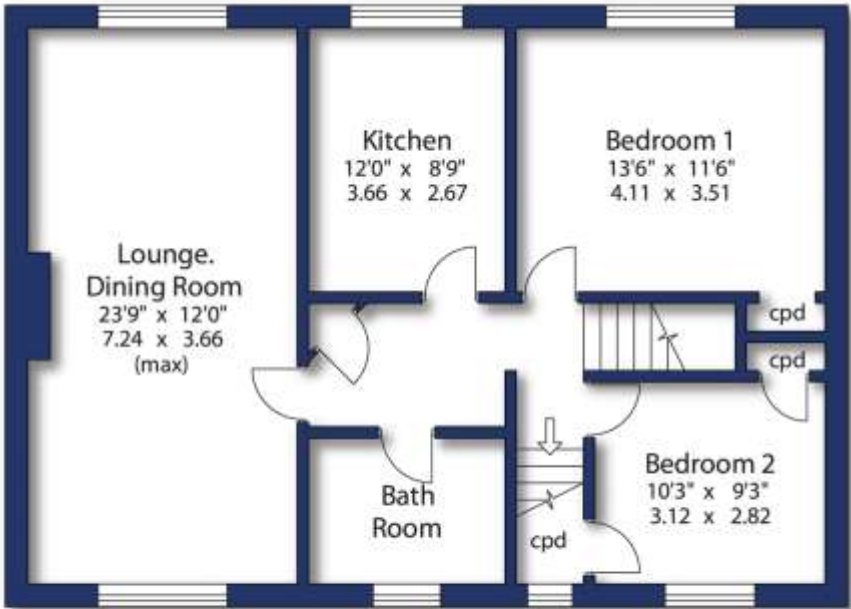
The property is ideally placed for daily travelling into Leeds city centre and easy access Leeds

Floorplans

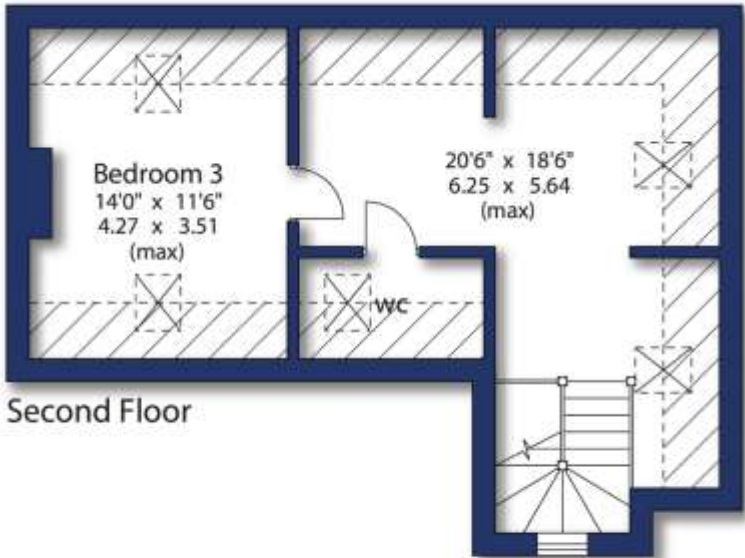
Approx Gross Floor Area = 1423 Sq. Feet  
= 132.2 Sq. Metres



Ground Floor



First Floor



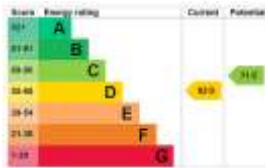
Second Floor

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## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

## Tenure, Services & Parking

- Freehold
- Mains services – electric only
- In a conservation area
- Parking for one plus a garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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