DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY
1820 2024



Guide Price £137,000

- 1 Bedroom with separate room for Office/Storage
- Private Entrance
- Residents Parking
- Ground Floor
- Access To Local Amenities & Transport Links
- Well Maintained Communal Gardens
- Great location for commuting to Leeds
- Offered with no onward chain.

Weetwood House Court, Leeds, West Yorkshire, LS16 5AF

A well presented, light and airy ground floor flat offering ideal accommodation for a single, retired or professional couple, with own private entrance, communal gardens and residents parking.

273 Otley Road, West Park, Leeds, LS16 5LN
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General remarks

Weetwood House Court is a development set off Otley Road, West Park, providing a lovely quiet setting with mature and well maintained communal gardens yet within easy access to local amenities and transport links into the City Centre.
This light and airy ground floor flat benefits from a private entrance, neutral décor and will undoubtedly suit a wide range of discerning buyers. Briefly comprising of entrance hallway with 2 cupboards providing useful storage, a generous lounge/ diner with large window allowing lots of natural light to flood the room and further access to the communal grounds.

The kitchen has ample wall and base units and work top over including a breakfast bar. The bedroom is a generous double with fitted cupboards and there is a further room which would make a useful office or walk in wardrobe. The bathroom comprises of walk-in shower, hand wash basin and WC. There is resident communal parking, UPVC double glazed windows throughout and gas central heating.

An early viewing is essential to avoid missing out on this property.

West Park is located 3 miles to the North of the city centre and is a sought after residential neighbourhood. There are many amenities available nearby on Otley Road including shops, bars, cafes and restaurants, The Village Hotel with a Private Health Club, churches and a highly regarded primary school, together with regular bus services into Leeds and surrounding areas. A railway station is available in Headingley providing access to York, Harrogate and linking with Leeds City Station which has onward links to London King's Cross. Leeds Bradford International Airport is also close by, approximately 5 miles away. Further, more extensive facilities and amenities are available in Headingley and the property is also extremely convenient for those working at either of the two Leeds Universities or Hospitals. The outer ring road is nearby providing road access to the major business centres of Yorkshire via the A1/M1 and M62.

Directions

what3words rests.format.libraries

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- All mains services connected
- Residents communal parking
- In a conservation area

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low Rivers & the Sea - Very low Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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.

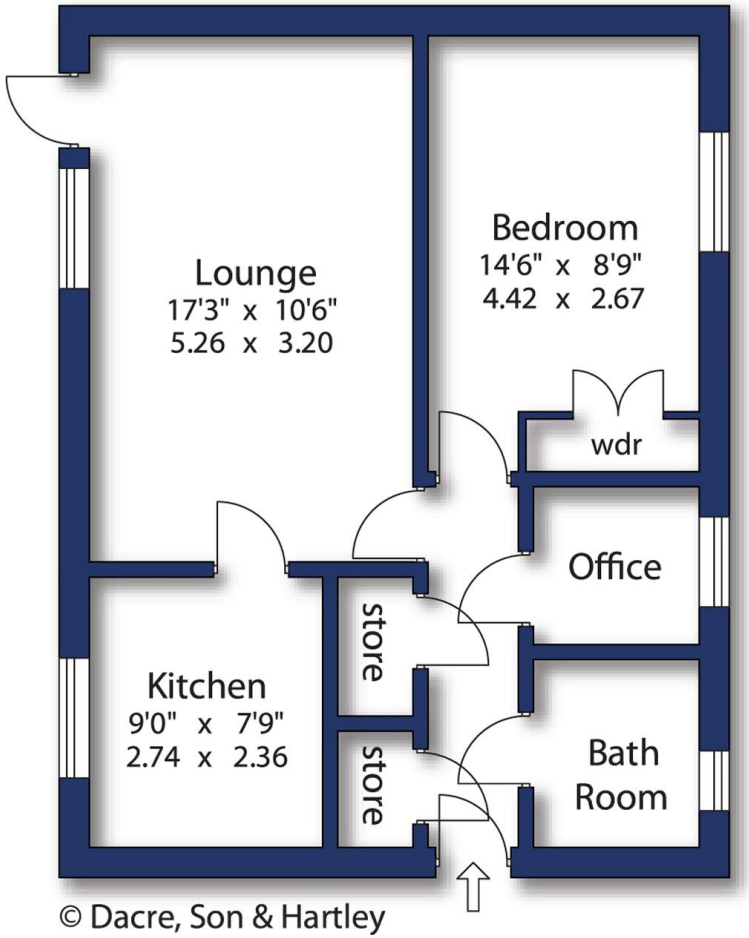
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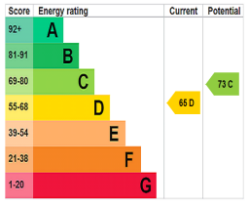


Floorplans

Approx Gross Floor Area = 546 Sq. Feet
= 50.8 Sq. Metres



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