



Guide Price £239,000

- Two bedroom apartment, approx. 885 sq,ft
- Prime location with amenities on the doorstep
- Stunning first floor apartment
- Magnificent sitting/dining room with bay window
- Modern kitchen/dining room integrated appliances
- Underfloor heating throughout
- Car parking with electric gates/ beautiful grounds
- A must see property with no onward chain

4 Grosvenor Lodge, 7 Grosvenor Road, Headingley, LS6 2DZ

An exclusive development, built approximately ten years ago housing 7 luxury apartments. We are delighted to offer this spacious two bedroom home to the open market for the first time. The apartment is on the first floor, offering flexible living in a quiet leafy street.

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4 Grosvenor Lodge

General remarks

An opportunity to purchase this unusually spacious first apartment set within this prestigious gated development. This development is only 10 years old, this is a great opportunity as these apartments have not been on the open market before, they have been built to a good standard, adding many attractive features including high ceilings as well as ample storage facilities, underfloor heating, sash bay windows, high specification kitchen, these are not your ordinary apartments. The accommodation briefly comprises to the ground floor: communal entrance with security

entry system, entrance hall, to the first floor: Two double bedrooms both a very good size, a large house bathroom with separate walk in shower and bath, nice hallway with the open plan kitchen/dining/living room overlooking the garden. This is a lovely space, the kitchen has fitted and ample worktop, integrated appliances and under floor heating, there is two zones one for dining and one for relaxing in the living room area, this space overlooked the garden giving you a very nice outlook. The owners have put in quality fixtures and fittings throughout, we feel properties like this don't come on the market very often. Externally there is a secure car park with one parking space within this secure gated development and further visitor parking and communal grounds. We would highly recommend early internal viewing on this fine property to avoid disappointment.

Vendor's view

'We absolutely love the flat, location and neighbourhood. Grosvenor Lodge has a real community feel and is only a 5 minute walk from Headingley with all the shops, cafes and restaurants, cinema and a farmers market once a month. It also only takes around 20 minutes to walk to the city centre. At the end of Grosvenor Road there is access to the Meanwood Valley Trail, which we frequently walk along and into Meanwood Park with its lovely cafe, just a few minutes' walk on from Waitrose which is a circa 15 minute walk. Grosvenor Lodge was only built 6 years ago but feels really established and also very safe. The flat is a great place to live, it feels really spacious and has lovely high ceilings. It's fantastic living in such a peaceful area but one that is so close to both Headingley and the city and where you can just wander out to restaurants and bars.'

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold 999 years
- Main services
- In a conservation area
- One space in the car park

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

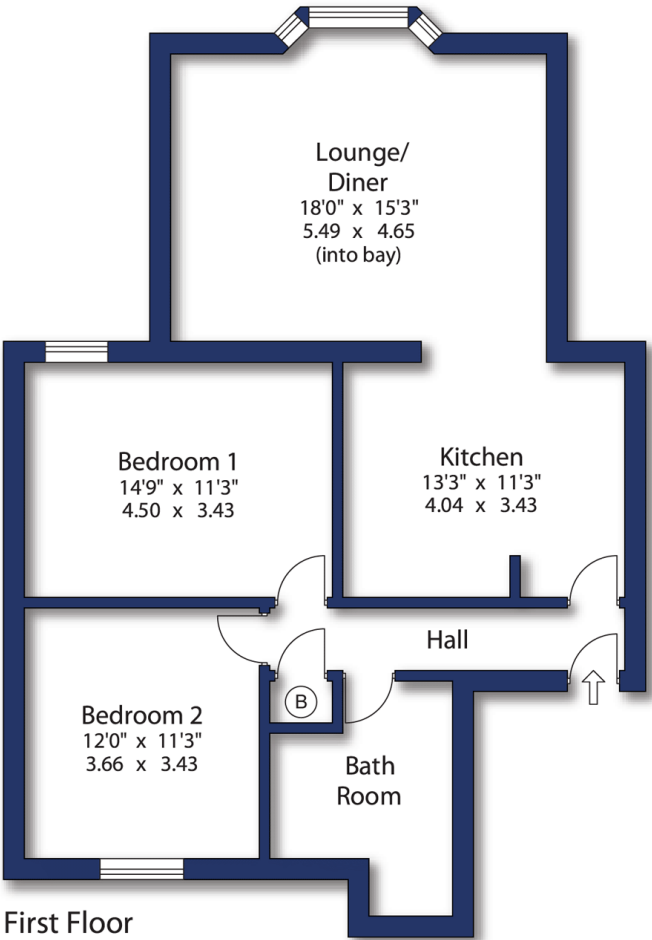
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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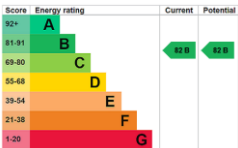


Floorplans

Approx Gross Floor Area = 885 Sq. Feet
= 82.2 Sq. Metres



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