DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £199,500

- Two bedroom, ground floor apartment
- Dining Lounge and separate Kitchen
- great room proportions
- 999 year lease and no onward chain
- Allocated parking space and garage
- Beautifully maintained communal gardens

Linden Court, Hollin Lane, Leeds, LS16 5NB

A nicely presented ground floor two bedroom apartment, ideally located in the highly sought after Weetwood area. Offering generous room proportions, a separate kitchen and allocated parking with garage this attractive home is perfect for first time buyers, downsizers and investors alike. Benefittings from a long 999 year lease and being offered with no onward chain.

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General remarks

An internal viewing is highly recommended to fully appreciate the space, layout and position of this superb two-bed ground floor apartment. Accessed via a secure communal entrance, the property opens into a welcoming hallway with two useful storage cupboards. The bright and spacious lounge /dining room enjoys dual aspect outlook, allowing an abundance of natural light to flood the room and creating an idea space for both relaxing and entertaining. The separate fitted kitchen offers ample work top and cupboard space. Two well-proportioned double bedrooms and a modern bathroom with shower over bath completes the internal accommodation. Externally residents benefit from very well maintained communal gardens, creating a pleasant and peaceful setting. The property also enjoys allocated parking and private garage.

Situated off Weetwood Lane, this highly desirable location close to the centre of Headingley, offers excellent access to local amenities, transport links into the city centre and also a wide range of recreational facilities, making this an attractive choice for a wide range of buyers. The property is ideally placed for travelling into the centre of Leeds and with the Leeds Outer Ring Road close by, travelling to the surrounding cities and towns of Bradford, Harrogate and York is made easy. Meanwood Park, Becketts Park and The Hollies are also close-by providing popular recreational facilities together with the Village Hotel and Gym at nearby West Park. Weetwood Primary is in the catchment area for any interested families, along with cafes a short walk away.

Directions

what3words author.fried.figure

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- Electric heating
- Garage and allocated space

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

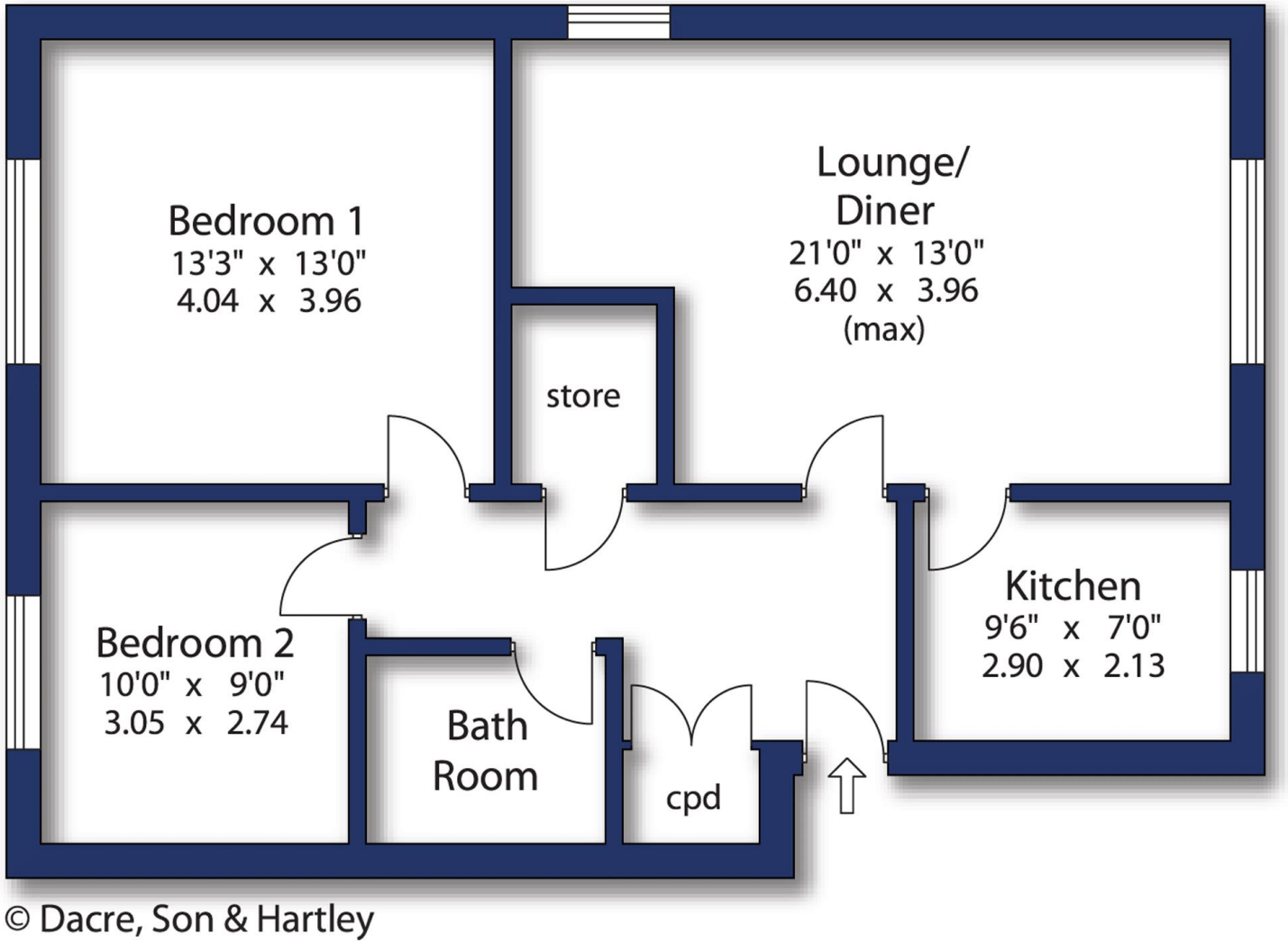
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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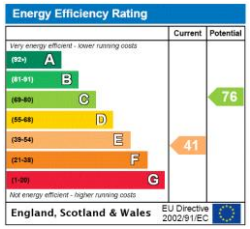




Floorplans



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