



Guide Price £235,000

- Spacious ground floor 2 Bedroom apartment
- Well-proportioned rooms
- Generous through lounge / diner
- Pleasant outlook
- Well maintained communal gardens with exclusive garden area
- Direct access to communal gardens from lounge
- Convenient location for local amenities and transport links
- Garage
- No onward chain

Weetwood Park Court, Weetwood Park Drive, Leeds, LS16 5AD

A spacious and well-presented two-bedroom ground floor apartment set within beautifully maintained communal gardens in a quiet and tucked away position yet conveniently located for local amenities and transport links. The property benefits from own private entrance, patio doors from the lounge into the communal gardens and a garage. Offered with no onward chain.

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

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Forming part of this small and exclusive development of just eight apartments, this particularly spacious ground floor apartment occupies a pleasant and tucked away position within a popular residential setting, whilst remaining conveniently placed for local amenities, cafes, restaurants and excellent transport links.

The property offers generously proportioned and well-presented accommodation throughout with a private entrance porch leading into a welcoming hallway with inbuilt storage. The impressive through lounge / diner provides an excellent principal living space enjoying a pleasant outlook and the patio doors provide direct

access outside into the well maintained communal gardens. There is a well-equipped kitchen, shower room, two good-sized double bedrooms and a useful storage / pantry cupboard.

Externally the property is complemented by the use of your own exclusive garden area with mature planting and lawn. Further benefits include a single garage providing secure parking and useful additional storage.

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. The outer ring road is nearby providing road access to the major business centres of Yorkshire via the A1/M1 and M62.

Leasehold information

999 years from 01/01/2011

Service charges £1200per annum

Ground rent £0 share of freehold

Directions

what3words goes.debit.stable

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold with Share of Freehold
- Garage
- All Mains services connected

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

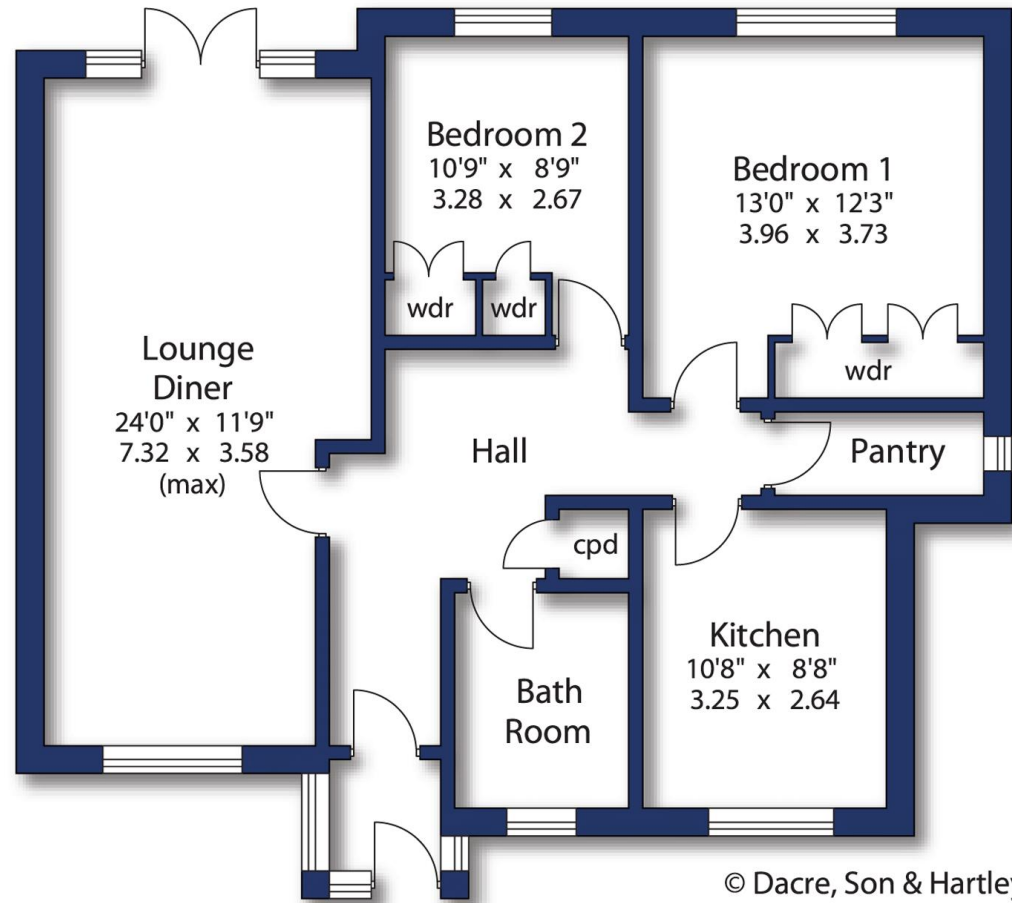
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: WES260221



Floorplans

Approx Gross Floor Area = 864 Sq. Feet
= 80.3 Sq. Metres



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