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**LINLEY &
SIMPSON**



OTLEY ROAD, ADEL, LS16 6AL

A spacious ground floor flat in a popular Adel location. Requiring modernisation and updating the property comprises private entrance hallway, lounge, kitchen, bathroom and 2 double bedrooms. Double glazed, communal gardens and no onward chain.

Asking Price £105,000

This ground floor garden apartment is located in the popular district of Adel. Offering easy access to local shops and services the property is close to bus routes and ring roads for access to a variety of destinations including Leeds City Centre, Harrogate and Bradford.

The property itself is in need of some modernisation and updating and briefly comprises: Private entrance hallway, lounge, kitchen, bathroom and 2 double bedrooms. Outside there are communal gardens to front side and rear.

Ideal first purchase, investment or downsizing opportunity.

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door, two storage cupboards (one housing meter and fuse box) and electric storage heater.

LOUNGE 11'0" x 14'1" (3.36 x 4.30)

Double glazed bay window to front, tiled fireplace with tiled inset & hearth and gas fire.

KITCHEN 10'0" x 8'0" (3.06 x 2.44)

Fitted wall and base units, single drainer sink unit, gas cooker point, space for washing machine, fitted cupboard, double glazed window to rear and double glazed door to rear.

BEDROOM ONE 11'0" x 12'0" (3.36 x 3.66)

Double glazed window to front, electric heater and fitted cupboard.

BEDROOM TWO 10'0" x 11'0" (3.04 x 3.36)

Double glazed window to rear and fitted cupboard.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, tiled walls, fitted cupboard with shelving and double glazed window to rear.

OUTSIDE

COMMUNAL GARDEN

Laid mainly to lawn with flower, tree and shrub borders.





Total Area: 58.8 m² ... 632 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		73		74	
	31			30	
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: The vendor advises us that the property is leasehold and lease will be extended to 125 years once a sale is agreed. We await confirmation of the service charge and ground rent.

AGENTS NOTES:

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