

Moving is easy with...

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 font 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.

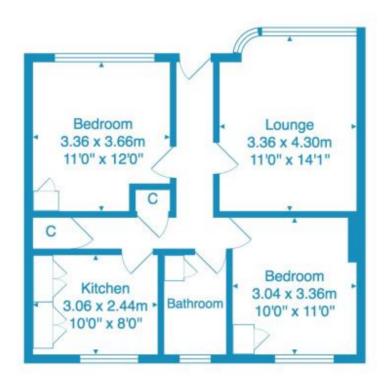








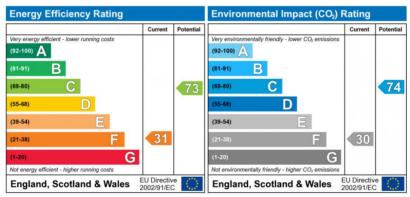




Total Area: 58.8 m2 ... 632 ft2

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.



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:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of it inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.