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**LINLEY &
SIMPSON**



OTLEY ROAD, ADEL, LS16 6AL

Refurbished Garden Apartment* Close To Local Shops, Bus Routes And Services* 2 Double Bedrooms* New Kitchen With Appliances* Modern Bathroom Suite* Gas Central Heating And Double Glazing* Long Lease* Ideal First Purchase/Investment Or Downsize* No Chain

Asking Price £130,000

This recently refurbished ground floor 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 has undergone a major refurbishment programme to include installations of new kitchen units and appliances, a modern bathroom suite, gas central heating and redecoration and updating throughout. Briefly comprising: Private entrance hallway, bay fronted lounge, kitchen, bathroom and 2 double bedrooms. Outside there are level communal gardens laid to lawn to front side and rear.

Having the benefit of a long lease the property makes an ideal first purchase, investment or downsizing opportunity. Internal viewing essential.

ACCOMMODATION

ENTRANCE HALL

With a composite double glazed entrance door. Understairs cupboard, laminate flooring and radiator. Decorated in neutral colours and having a storage cupboard with hanging rail.

LOUNGE

With a double glazed bay window to the front and radiator. Decorated in neutral colours.

KITCHEN

With a recently fitted modern kitchen having base and wall units with work surfaces over. Single drainer sink. Built in electric oven and hob with extractor hood over. Space for a washing machine and integrated fridge/freezer. Part tiled walls. Combination boiler and radiator. Double glazed window to the rear and a glazed door to the rear.

BEDROOM ONE

With a double glazed window to the front, decorated in neutral colours, having a fitted cupboard with a hanging rail. Radiator.

BEDROOM TWO

With a double glazed window to the rear. Fitted storage cupboard and decorated in neutral colours. Radiator.

BATHROOM

A white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled walls and a mosaic tiled floor. Double glazed window to the rear, extractor fan and radiator.

OUTSIDE

COMMUNAL GARDEN

Laid mainly to lawn with flower, tree and shrub borders. Hedged boundaries, extending to the front, side and rear.





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	
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		73	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	31		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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: We have been advised by the current owners that the lease has recently been extended to 125 years with a ground rent payable of £125 per annum. Buyers are advised to confirm these details via their solicitor.

AGENTS NOTES:

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