

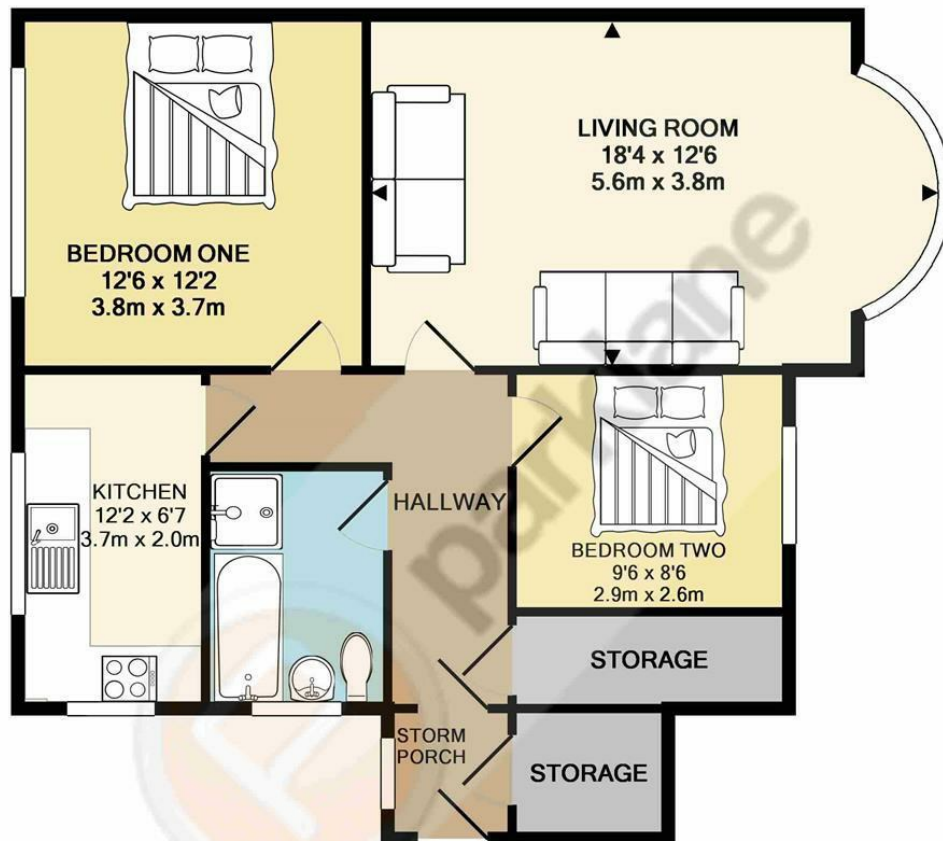


St. Anns Lane, Leeds, LS4 2SE

£155,000

- LOVELY TWO BED APARTMENT
- OFF ROAD PARKING
- GARAGE FOR STORAGE
- HEADINGLEY LOCATION
- MODERN FITTED KITCHEN
- LARGE LIVING ROOM
- SEPARATE ENTRANCE
- FREEHOLD APARTMENT
- LOVELY GARDEN

*****FREEHOLD***** This lovely TWO BEDROOM apartment is situated in a fantastic spot for commuting to Leeds City Centre. Situated in a perfect location for the Universities also. It is a well presented apartment with a modern kitchen which includes a slim line dish washer, washing machine and a dryer. There are two double bedrooms, one with fitted wardrobes. The house bathroom has a separate bath and shower cubicle. There is a cosy living room with stripped floor boards. The apartment overlooks the garden to the rear which is shared by the two ground floor apartments within the building, excellent for the summer. There is one off street parking space and the apartment comes with a garage - use for storage only. Perfect for first time buyers or investors alike. This property is currently tenanted until September 4th 2021. EPC Rating: D



St Anns Lane - Parklane Properties
 Total Approx. Floor Area 762 Sq.Ft. (70.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Entrance

Separate entrance into the apartment into a tiled porch area, storage cupboard facilities currently housing the washing machine. Glazed wooden panel door into main entrance - carpeted, gas centrally heated radiator, ceiling pendant light fitting and access to all rooms. Further storage cupboard housing dryer.

Living Room

Lovely large living space with Upvc double glazed bay window with wood stained stripped floorboards, gas central heating radiator, built in shelving and cupboard, room for dining table and chairs.

Kitchen

Contemporary kitchen with fitted wall and base units, stainless steel sink unit, electric oven and gas hob, integrated dishwasher, gas centrally heated radiator, two Upvc double glazed windows offering views to the rear communal gardens and side elevation of the property, wood stained, stripped wooden floor.

Bedroom One

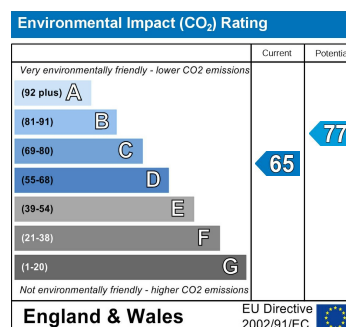
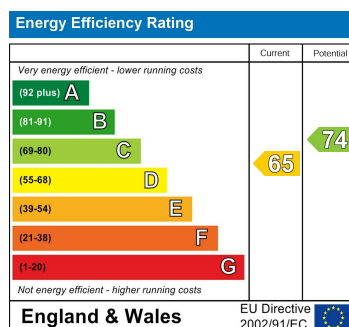
Large Upvc double glazed window with views over private communal gardens, wood stained stripped wooden floorboards, gas centrally heated radiator, ceiling pendant light fitting.

Bedroom Two

Upvc double glazed window, wood stained stripped wooden floorboards, gas centrally heated radiator, ceiling pendant light fitting.

Bathroom

White four piece white bathroom suite comprising of: bath, pedestal hand wash basin, low level flush WC, separate shower enclosure, partially tiled walls, tiled flooring, chrome towel heater, Upvc double glazed window.



Freehold.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.