



73 Brackenwood Drive, Roundhay, Leeds, LS8 1QA

£80,000

Ideal for young professionals, a well presented one bedroom ground floor apartment with private entrance. Fully uPVC double glazed, gas combi central heating system, EPC rating - E.

Accommodation includes entrance hallway with storage, fitted kitchen, lounge, bedroom, white bathroom suite. Outhouse and private front garden.

GROUND FLOOR

uPVC double glazed door into

HALLWAY

Wood effect laminate flooring, two spacious storage cupboards

FITTED KITCHEN

8'10" x 7'10" (2.7 x 2.4)



Range of fitted units with corresponding work tops, stainless steel sink unit, with mixer tap and drainer, built in oven, gas hob and extractor hood above, plumbed for washing machine, ceramic splash back tiling, two uPVC double glazed windows, utility cupboard

LOUNGE

14'9" x 10'5" (4.5 x 3.2)



Wood effect laminate flooring, uPVC double glazed window, central heating radiator, secure door leading out to the front

BEDROOM

11'1" x 7'6" (3.4 x 2.3)



Central heating radiator, wood effect laminate flooring, uPVC double glazed window

BATHROOM



White suite of panelled bath, low WC, pedestal wash basin, ceramic tiled floor and walls

OUTSIDE

Private front garden with share of the rear garden

OUTHOUSE

Secure outhouse containing gas fired combi central and water heating boiler

TENURE

Leasehold - Approx 110 years remaining
Service Charge - Currently approx £48 per quarter

HOW TO GET THERE

From our office in Moortown, drive south on Harrogate Road and turn left onto Lidgett Lane. Turn right onto Brackenwood Drive where the property is on the right hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.



GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

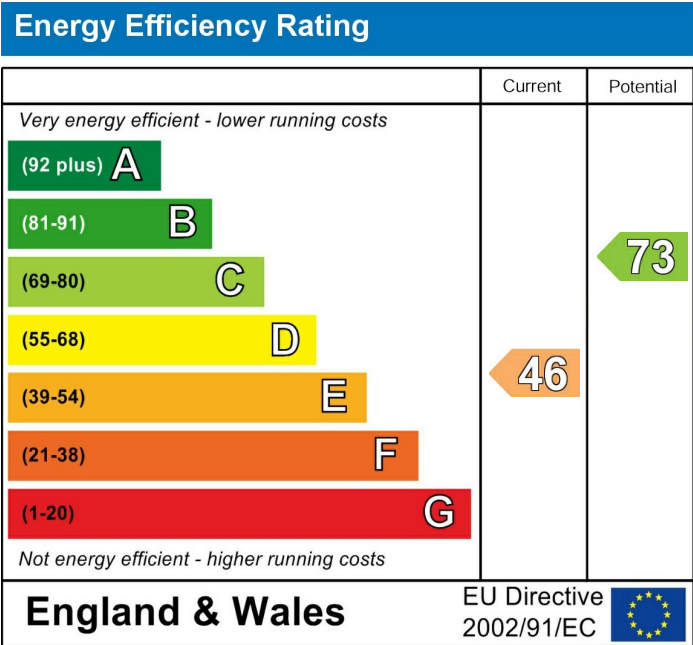
MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
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Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)

