



11 Linfield, Grove Road, Headingley, Leeds, LS6 2AB

Chain Free £250,000

NO CHAIN - Immediately available with newly renovated interiors. This is a smart two bedroom first floor apartment with a striking spacious open living room and kitchen. Fully uPVC double glazed and gas central heating system, EPC rating C. Accommodation includes secure communal entrance to shared hallways with stairs to all floors. Private hallway with store cupboard. Spacious multi-zonal living space with fitted kitchen. Main bedroom with built in wardrobes and en-suite shower room. White house bathroom. Secure allocated parking in gated complex, maintained grounds.

The property is well-located in Headingley and offers convenient walking and travel to Headingley, Leeds University and Meanwood.

GROUND FLOOR

Secure communal door with audio entryphone to

COMMUNAL HALLWAY

Stairs to upper floors

FIRST FLOOR

Additional security-accessed door to inner corridors. Door to apartment No 11

HALLWAY

Wood-effect laminate flooring

STORE CUPBOARD

Hot water immersion cylinder

OPEN PLAN LIVING ROOM & KITCHEN

30'2" max x 17'8" max (9.2 max x 5.4 max)



Irregular shaped room with generous space offering versatile multi-zoned living options

LIVING ROOM



New carpeting throughout, uPVC double glazed windows to the east and twin south-facing windows, three central heating radiators

KITCHEN



Range of fitted units and appliances with corresponding work tops, integrated appliances include electric oven, gas hob with extractor hood above, stainless steel sink 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, breakfast bar. Cupboard housing gas-fired central heating boiler, uPVC double glazed south facing window

OPEN PLAN LIVING ROOM & KITCHEN



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EN-SUITE SHOWER ROOM

5'10" x 5'2" (1.8m x 1.6m)



OPEN PLAN LIVING ROOM & KITCHEN



White suite of walk-in shower cubicle, low WC, pedestal wash basin, towel rail

BEDROOM 2

13'9" max x 10'5" max (4.2m max x 3.2m max)



BEDROOM 1

14'1" x 8'6" (4.3m x 2.6m)



New fitted carpet, uPVC double glazed window, central heating radiator

BATHROOM

7'10" x 6'10" (2.4m x 2.1m)



Newly fitted carpet, built in wardrobes, uPVC double glazed window, central heating radiator. Door to

White suite of panelled bath, low WC, pedestal wash basin, central heating radiator, part ceramic tiled walls



OUTSIDE

Secure gated entrance to Linfield complex, allocated parking space. Maintained grounds

TENURE

Leasehold - 999 years (approx 979 years remaining)
Ground rent - currently £350 per annum
Service charge - currently £1520 per annum (plus £111 per quarter for 2024 for the cost of replacement carpets in the internal areas)

COUNCIL TAX

Band D

HOW TO GET THERE

The property is well located off a small road off Grove Road

VIEWINGS

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

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor
Approx. 83.6 sq. metres (900.1 sq. feet)

