



### 3 Kings View, 594 King Lane, Alwoodley, Leeds, LS17 7AN

**Chain Free £235,000**

NO CHAIN - A stunningly presented, readily available two double bedroom, two bathroom first floor apartment, well-located on King Lane. Fully uPVC double glazed, gas central heating system, EPC rating C.

Accommodation includes security entryphone into communal foyer, stairs to first floor, private door leading to hallway with cloaks, spacious accommodation for living and dining zones opening to fitted kitchen with complete range of fully integrated appliances. Master bedroom suite with built in wardrobes and en-suite shower room, second double bedroom with wardrobes, white bathroom suite. Outside is allocated parking and maintained grounds.

The property is suitably located on King Lane close to local shops and amenities and is perfect for school options, being so close to highly rated schools such as Alwoodley Primary, Allerton High, St Pauls and GSAL.

## GROUND FLOOR

Secure communal entry with audio entryphone into

## COMMUNAL HALLWAY

Stairs to

## FIRST FLOOR

Private entrance to apartment No 3

## HALLWAY



Cloak cupboard, central heating radiator, airing cupboard housing water immersion heater, glazed double doors opening into

## OPEN LIVING ROOM

15'5" x 18'0" (4.7 x 5.5)



Offering spacious accommodation for living and dining areas, two uPVC double glazed windows to the front. Opening to the fitted kitchen

## OPEN LIVING ROOM



## OPEN LIVING ROOM



## OPEN LIVING ROOM



## FITTED KITCHEN

9'10" x 8'2" (3.0 x 2.5)



Range of fitted units with wood effect doors and fronts with corresponding work tops and under-unit lighting, ceramic splash back tiling, ceramic tiled floor, cupboard housing gas central heating boiler. Integrated appliances include stainless steel sink with mixer tap and drainer, washing machine, dishwasher, fridge and freezer, double oven, electric hob with extractor hood above. uPVC double glazed window to the side

## FITTED KITCHEN



## MASTER BEDROOM SUITE

Comprising

## BEDROOM 1

9'6" x 11'5" (2.9 x 3.5)



Built in wardrobes, uPVC double glazed double doors with Juliet balcony, central heating radiator

## BEDROOM 1



## EN-SUITE SHOWER ROOM



Ceramic tiled walls and floor, low WC, pedestal wash basin, walk-in shower cubicle, heated towel rail



## BEDROOM 2

10'2" x 10'2" (3.1 x 3.1)



Built in wardrobes, central heating radiator, uPVC double glazed window

## BATHROOM



Ceramic tiled walls and floor, low WC, pedestal wash basin, panelled bath, heated towel rail

## OUTSIDE



Forecourt access from King Lane leading to allocated parking and shared parking bay. Maintained lawned grounds to the rear

## TENURE

Leasehold - 125 years from 2006 (approx 107 years remaining)  
Ground rent - currently £330 per annum (reviewed every 10 years)

Service charge - currently £460 per annum

Building insurance - currently £300 per annum

## COUNCIL TAX

Band D

## HOW TO GET THERE

Approached from Harrogate Road turn into King Lane, cross over the Ring Road, pass Nursery Lane where the property will be found a short distance on the right hand side

## 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.

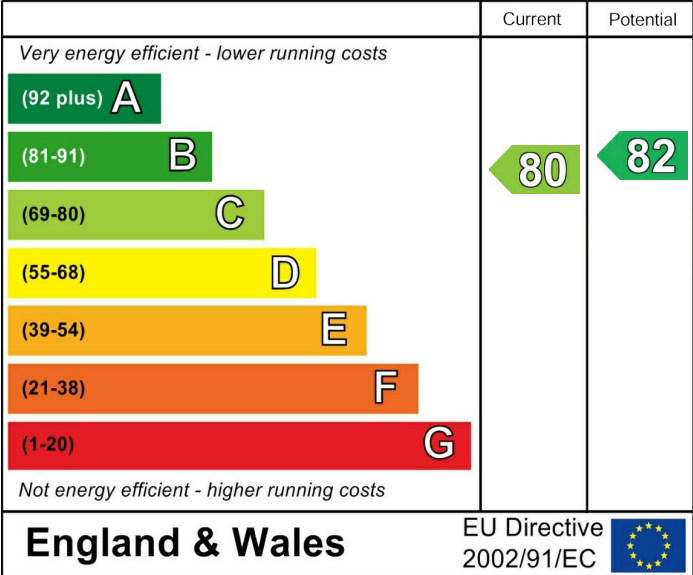
## FLOORPLAN

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

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating



**First Floor**  
 Approx 72 m<sup>2</sup> (777.8 ft<sup>2</sup>)

