

KATH WELLS

ESTATE AGENTS & VALUERS



10 Reyden Mews, Leeds, LS12 4NF

66% Shared ownership £118,800

We are pleased to offer for sale a ready to move into Two Bedroom Semi Detached Bungalow. Potential buyers over 55 years of age are able to purchase a 66% share of this property; Ground Rent and a Service Charge are payable on the remaining 34% share (Service Charge £15.34 pm, Ground Rent £1.00 pa, Years Remaining on Lease 77). We understand that the service charge includes / covers the cost of buildings insurance and maintenance of the communal areas / gardens.

The property is situated amidst similar style property on a popular residential development. Benefits include DEDICATED PARKING, a PRIVATE GARDEN TO THE REAR with a garden shed, DG & CH, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM / WC.

You enter the property via a HALLWAY which has built in storage cupboards and provides access to the accommodation; there is a LIVING ROOM with a fireplace and an electric fire, a FITTED DINING KITCHEN with an ample range of fitted cabinets and space for a dining table and chairs.

The main DOUBLE BEDROOM has a good range of FITTED WARDROBES with storage above. The second bedroom is currently used as a SITTING ROOM and has folding, part glazed doors opening onto the CONSERVATORY, which in turn has French doors opening onto the rear garden. The SHOWER ROOM / WC has a modern white suite comprising of a wash basin, a low flush WC and a shower area with a glazed side

EPC LINK :

<https://find-energy-certificate.service.gov.uk/energy-certificate/3237-2423-8200-0489-8296>

Lease:

Our vendor has informed us that a service charge is payable monthly (£15.34 per month) and covers buildings insurance and maintenance of the communal garden areas. A 'peppercorn rent of £1.00 per year is payable. The remaining term of the lease is 77 years; we understand that the term can be extended. We have not been provided with any paperwork relating to the lease and full details should be verified with a conveyancer.

GROUND FLOOR:

Hallway:

Access via a side entrance door, storage cupboards, laminated flooring, double glazed window

Living Room:



Double glazed window, laminated flooring, fireplace with an electric fire, television point, inset ceiling lights, central heating radiator

Fitted Dining Kitchen:



Double glazed windows, a range of fitted wall & drawer & base units, work surfaces, an inset stainless steel sink and drainer, four burner gas hob with an extractor above, electric oven / grill, plumbing for an automatic washing machine, space for a fridge / freezer, central heating radiator, ample space for a dining table and chairs

Bedroom One:



Double glazed window, a range of fitted wardrobes and storage, central heating radiator, television point

Bedroom Two:



Currently used by our vendors as a Sitting Room, part glazed folding doors through to the conservatory, laminated flooring, central heating radiator, inset ceiling lights

Conservatory:



A double glazed conservatory with a dwarf wall, a lantern style glazed roof, laminated flooring, double glazed French doors opening onto the garden

Shower Room / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, shower cubicle with a glazed screen, central heating radiator

TO THE OUTSIDE:

Gardens:



There is a shared / communal garden to the front / side of the property. The private garden is enclosed by fencing, has a lawn, a paved seating area, an outside tap and some planting.

Parking:



This property benefits from having a dedicated parking space.

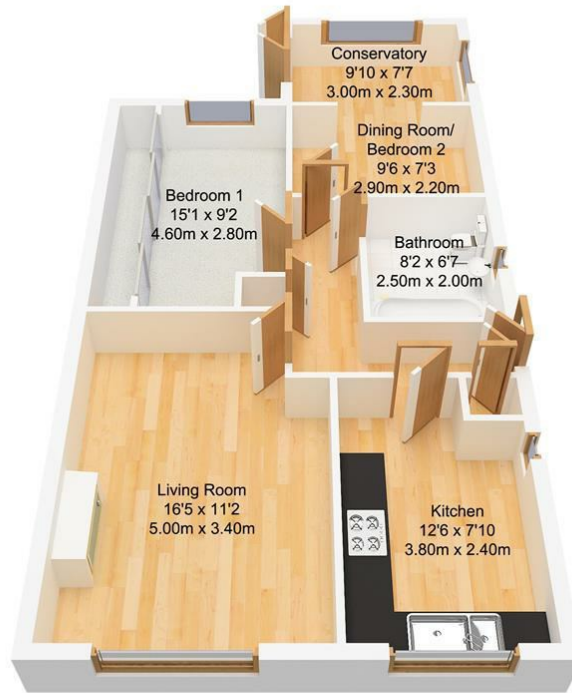
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Lease Details:

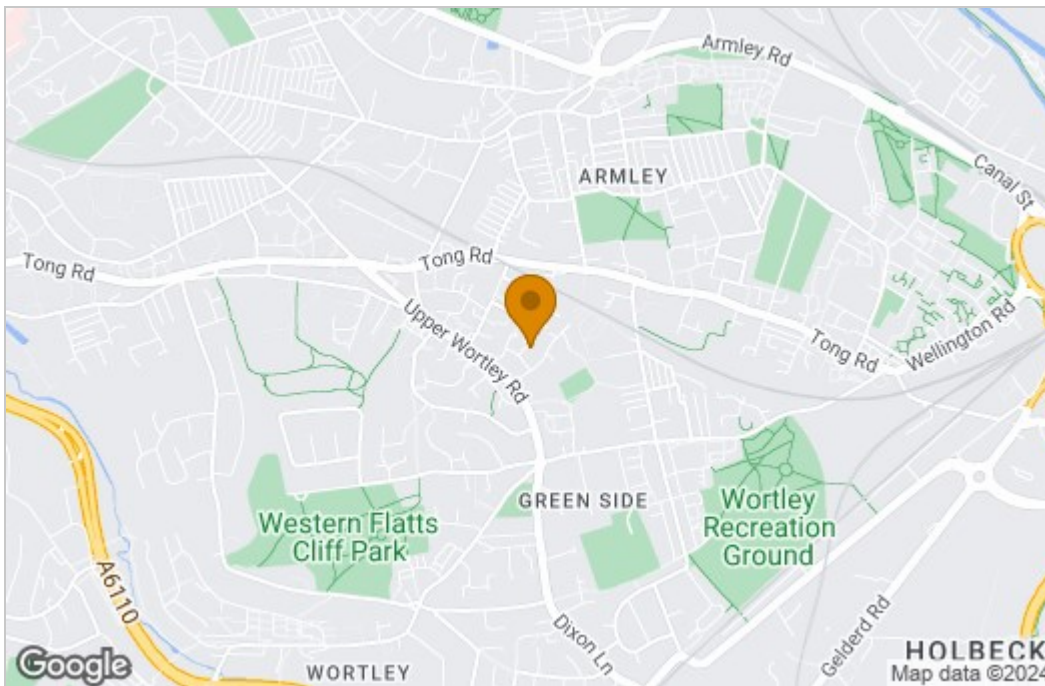
Service Charge £15.34 pm, Ground Rent £1.00 pa, Years Remaining on Lease 77

Floor Plan

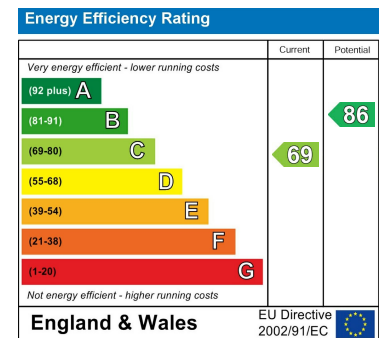


Approx. 64.43 sqm.
(693.51 sqft.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.