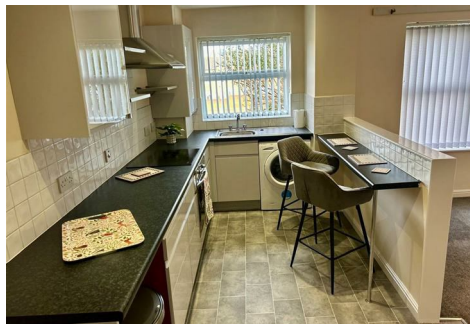


KATH WELLS

ESTATE AGENTS & VALUERS



1 Blue Hill Lane, Leeds, LS12 4WD

Reduced To £119,995

REDUCED AND COMES CHAIN FREE !!

A TWO BEDROOM GROUND FLOOR APARTMENT situated within easy access of Leeds City Centre, the Motorway networks, and a short drive from Bramley Railway Station. The property has been RECENTLY RE-DECORATED and had some NEW FLOORING and benefits from having Gas Central Heating, Double Glazing, TWO DOUBLE BEDROOMS, and ALLOCATED & VISITOR PARKING.

Briefly throughout the accommodation comprises of a COMMUNAL ENTRANCE HALLWAY with INTERCOM ACCESS, a PRIVATE HALLWAY, an OPEN PLAN LIVING SPACE comprising of a LIVING ROOM with a DINING AREA, and a MODERN FITTED KITCHEN with an ample range of fitted cabinets, TWO BEDROOMS, and a BATHROOM / WC with a modern white, FOUR PIECE SUITE.

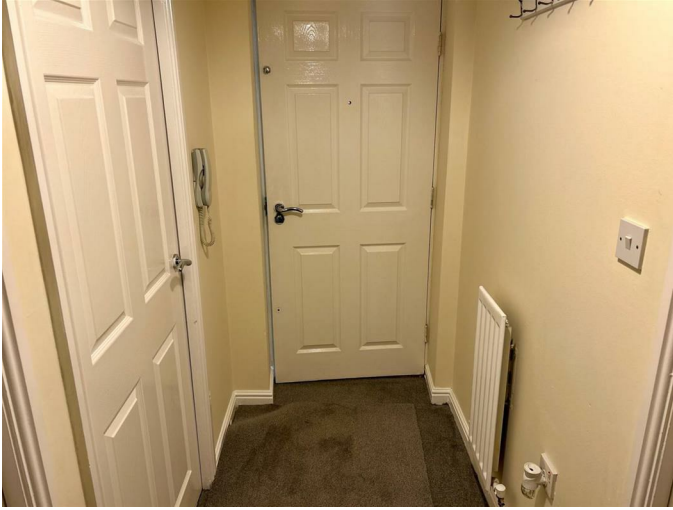
Externally there are communal gardens surrounding the property. ALLOCATED & VISITOR PARKING is available. The Service Charge is £720.00pa, the Ground Rent is £293.00pa, and the remaining Lease 140 years. We understand that the service charge includes buildings insurance, garden maintenance, maintenance of communal areas, and window cleaning. Early internal viewing is highly recommended and can be arranged by contacting our office on 0113 2311 033 / sales@kathwells.com. Council Tax Band: A / EPC Rating: tbc

GROUND FLOOR:

Communal Entrance:

Access to the ground floor apartments, intercom access

Private Hallway:



Access via a front entrance door, central heating radiator, intercom access

Open Plan Living Room / Fitted Kitchen / Dining Area



A large open plan family space with a Fitted Kitchen, Dining / Breakfast Area, and a Living Room

Living Room:



Double glazed window, central heating radiator, ample space for a range of living room furniture, television point, open plan to the kitchen and dining area

Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine (automatic washing machine included in the sale), space for a fridge / freezer, an inset stainless steel sink and drainer, space for a dining table and chairs

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:



A modern white suite comprising of a panelled bath, a shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator, inset ceiling lights, extractor fan

TO THE OUTSIDE:



Communal Gardens:

The block of apartments is surrounded by communal maintained gardens

Parking:



Allocated and visitor parking is available

EPC Link:

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: tbc

Service Charge & Ground Rent:

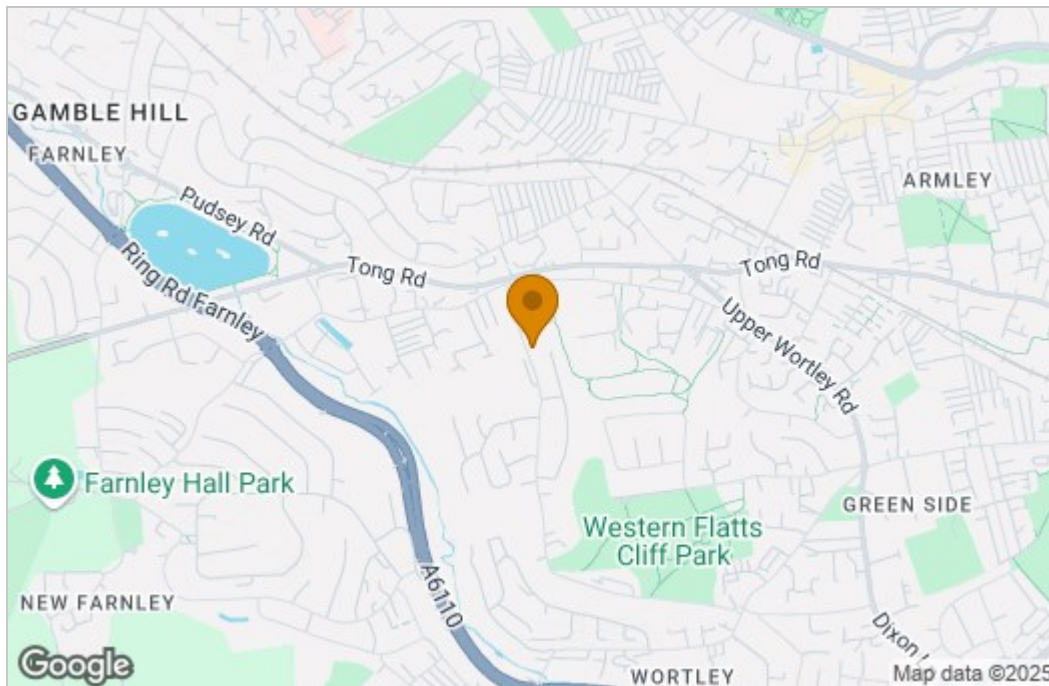
Service Charge £720.00pa, Ground Rent £293.00pa, Remaining Lease 140 years. We understand that the service charge includes buildings insurance, garden maintenance, maintenance of communal areas, and window cleaning

Floor Plan



Approx. 54.00 sqm.
(578.00 sqft.)

Area Map



Energy Efficiency Graph

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

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.