



Chestnut Lane | Killingbeck | LS14 6GJ

Two Bedroom Apartment | Council Tax Band B | EPC Rating C

Offers Over
£140,000

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*** TWO BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING!***

Situated within the ever popular York Dale development this TWO bedroom apartment is located close to a full range of local amenities found within Killingbeck, including shops, cafes and restaurants as well as excellent transport links into Leeds city centre via the A64 and further afield via the A6120 Ring Road.

The accommodation briefly comprises: Communal entrance hallway, private entrance hallway, open-plan fitted kitchen with a built-in hob and oven, sitting/dining area, a modern bathroom with a white suite with shower over the bath, plus two good sized double bedrooms.

The apartments are accessed off the main A64 York road via a tree lined avenue, there are lovely and well tended communal lawned gardens, and allocated off-road parking for one car plus visitor parking.

*** Call now to arrange your viewing ***

Ground Floor

Communal Entrance

A secure front door leads into a communal entrance hall with an intercom system.

Second Floor

Entrance Hall

A good size entrance hall laid with LVT wood effect flooring which continues throughout the apartment. A built in corner cupboard provides space for coats and shoes.

Living Room 4.11m x 4.50m (13'6" x 14'9")

A light and airy room with views! This is a good sized living space with a double-glazed window and is open to the kitchen area. The room provides space to be zoned into living and dining areas with plenty of room for a dining table and chairs. The wood grain effect LVT flooring continues from the hallway giving a sense of space and continuance and there are two central heating radiators.

Kitchen 3.28m x 2.59m (10'9" x 8'6")

Fitted with a full range of fitted wall and base units with worktop surfaces over. Integrated electric oven, electric hob with stainless steel splashback and 'chimney style' extractor hood, inset sink unit with side drainer and mixer tap. Space for washing machine and tall fridge/freezer and a double-glazed window to the side elevation. Concealed central heating boiler.

Bedroom 1 4.52m x 2.62m (14'10" x 8'7")

With a wardrobe to one wall, double-glazed window and a central heating radiator.

Bedroom 2 3.38m x 2.62m (11'1" x 8'7")

A second double bedroom with loft access via a pull down ladder. A double-glazed window and a central heating radiator.

Bathroom

The fully-tiled bathroom is fitted with a white suite which comprises; panelled bath with shower and glass screen, close coupled WC, a pedestal hand wash basin, ladder style towel warmer and an extractor fan.

Exterior

Chestnut Lane is accessed from the main A64 York Road via a tree lined avenue. There are communal gardens and allocated parking spaces for both residents and visitors.

Directions

From our Crossgates office on Austhorpe Road head west and at the junction turn right onto Ring Road. At the roundabout take the first exit onto Crossgates Road. At the next roundabout take the first exit onto York Road. After 0.2 of a mile turn right at the traffic lights onto Oak Tree Lane, follow the road, turn right at the roundabout and follow the road where Chestnut Lane carpark can be found on the right.

Leasehold Information

Lease term is 125 years from 2006 meaning 108 years remain.

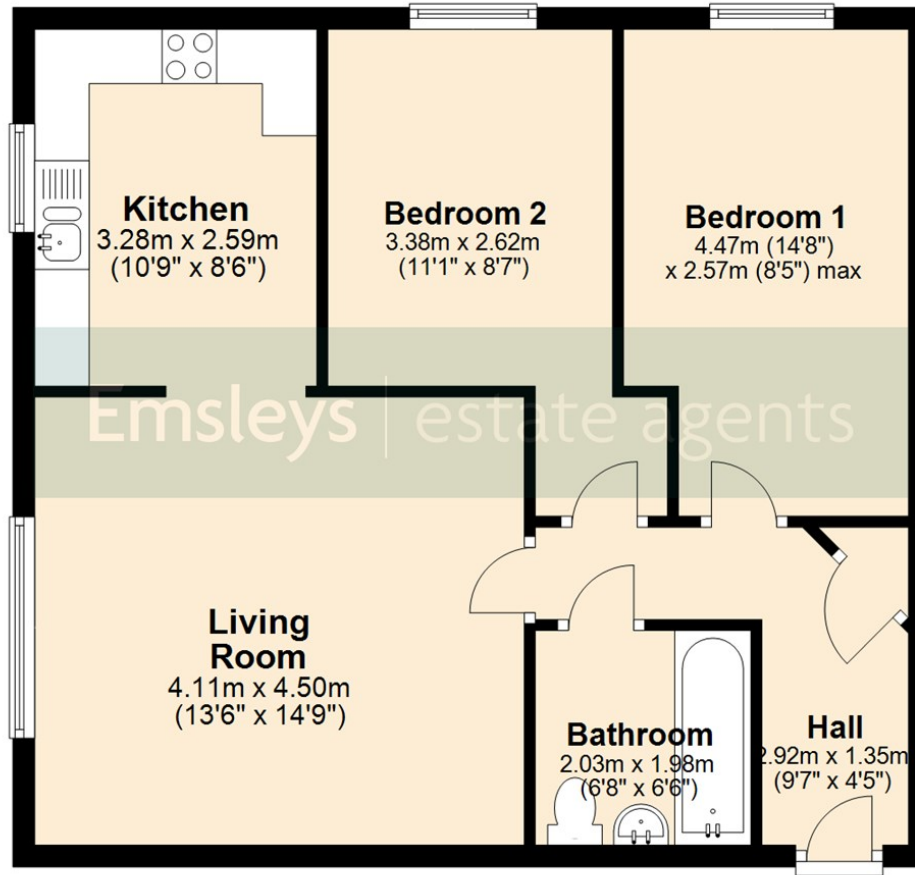
Current charges - Ground rent £67.00 twice yearly.

Service charge currently £1188.20 per annum.



Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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