



Maple Court | Killingbeck | LS14 6FS

£135,000

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

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**\*\*\* TWO BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING \* SOLD WITH NO CHAIN \*\*\***

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, spacious lounge, modern bathroom with a white suite and a shower over the bath, plus two good sized double bedrooms which have been recently re-painted and re-carpeted.

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

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

### Communal Entrance

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

### Entrance Hall

A good size entrance hall with wood effect flooring throughout and fixture corner cupboards providing space for coats and shoes.

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

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 dining table and chairs. The solid wood flooring continues from the hallway 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 gloss 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, washing machine and tall fridge/freezer and a double-glazed window to the side elevation. Solid wood flooring.

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

A double bedroom with window and a central heating radiator having been recently repainted and re-carpeted.

### Bedroom 2 4.52m x 2.62m (max not square) (14'10" x 8'7" (max not square))

A second double bedroom with a window and a central heating radiator. Recently re-decorated and re-carpeted.

### Bathroom

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

### Exterior

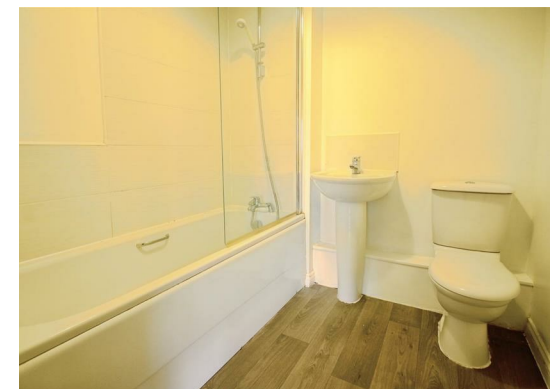
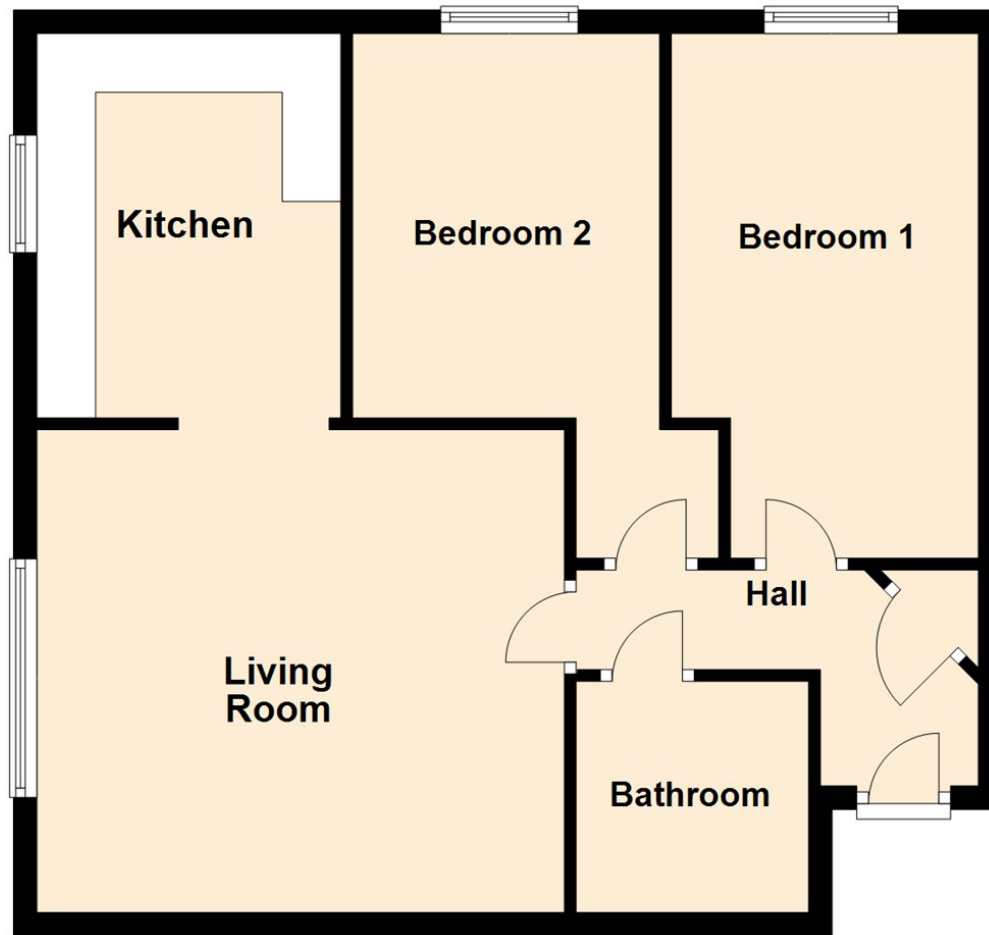
Maple Court is accessed from the main A64 York Road via a tree lined avenue. There are communal gardens and allocated parking spaces for both residents and visitors.

### 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 Maple Court can be found on the right.



## Ground Floor



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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