



Cedar Drive | Killingbeck | LS14 6US

£135,000

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

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

Introducing this immaculate two-bedroom flat, perfectly positioned in a sought-after location with convenient access to public transport links, local amenities, and extensive green spaces. Impeccably maintained and thoughtfully designed, this property presents an exceptional opportunity for first-time buyers and investors alike.

Enter upon the fully tiled hallway leading to an open-plan living area with a reception room which provides a comfortable setting for relaxation and social gatherings and seamlessly integrates with the kitchen which offers modern fittings and ample storage, making it ideal for both everyday living and entertaining.

To the rear are two double bedrooms, offering plentiful space for furnishings and personal touches and a modern bathroom with storage furniture and shower. The attractive layout ensures a sense of privacy and comfort, lending itself perfectly to various lifestyle needs.

An allocated parking space is an added benefit, ensuring hassle-free parking for residents and visitors. The flat's EPC rating of B offers excellent energy efficiency, making it cost-effective to run, while the council tax band B helps ensure manageable ongoing expenses.

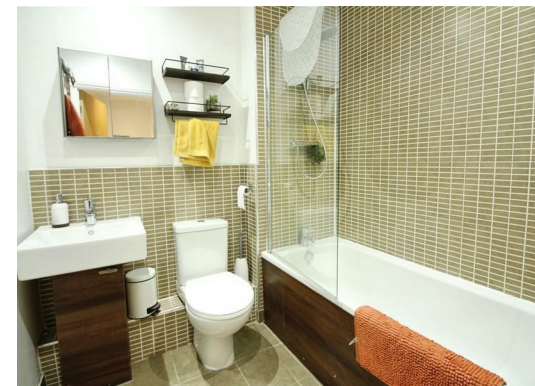
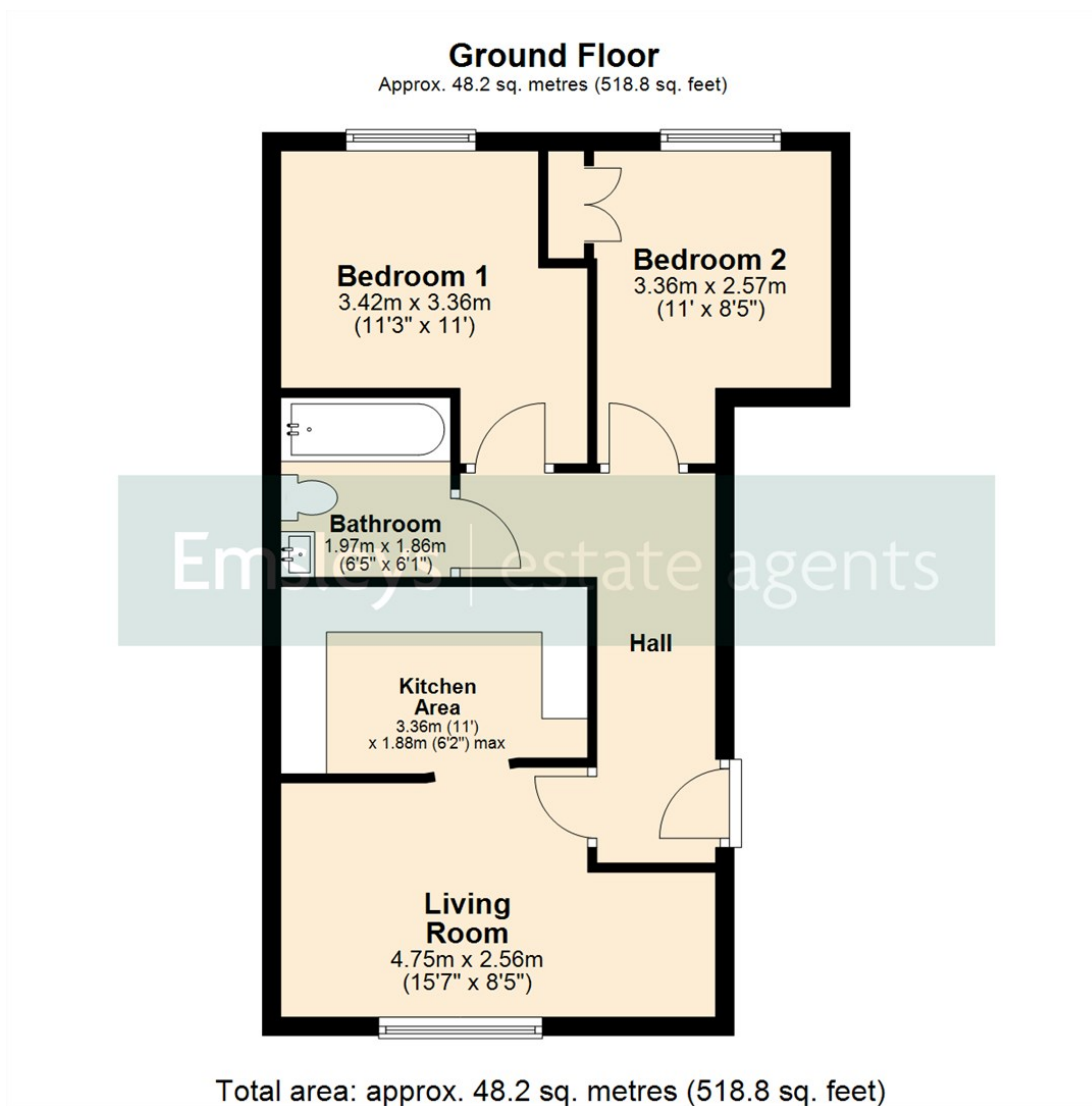
Set within an area renowned for its vibrant walking and cycling routes, this flat allows residents to effortlessly enjoy the outdoors and take full advantage of nearby green spaces and recreational facilities. The apartments are accessed off the main A64 York road via a tree lined avenue, there are lovely and well tended communal lawned gardens, and allocated off-road parking for one car plus visitor parking.

With a wealth of local amenities just moments away, everything you need is within easy reach, further enhancing the convenience of this desirable address.

Please note that this property is LEASEHOLD with 106 year remaining.
Annual ground rent is £125.00.
Annual Service charge is £1000 per annum.







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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