



Aberford Road | Woodlesford | LS26 8LQ

£145,000

Two bedroom ground floor apartment | Council Tax Band B | EPC Rating TBC

**Emsleys** | estate agents

**\*\*\*VACANT POSSESSION. GROUND FLOOR. SUPERBLY PRESENTED. CLOSE TO AMENITIES. SECURE GATED ACCESS. \*\*\***

Nestled on Aberford Road in the charming area of Woodlesford, Leeds, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests and open plan kitchen access. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. Additionally, the property boasts two modern bathrooms, which add to the convenience and comfort of daily living.

For those who value parking, this flat includes space for one vehicle, a rare find in many urban settings, with secure remote electric gated access. The location itself is a significant advantage, with easy access to local amenities, transport links, and the picturesque surroundings of Woodlesford. A service charge which is reviewed annually is currently £389.98 per quarter.

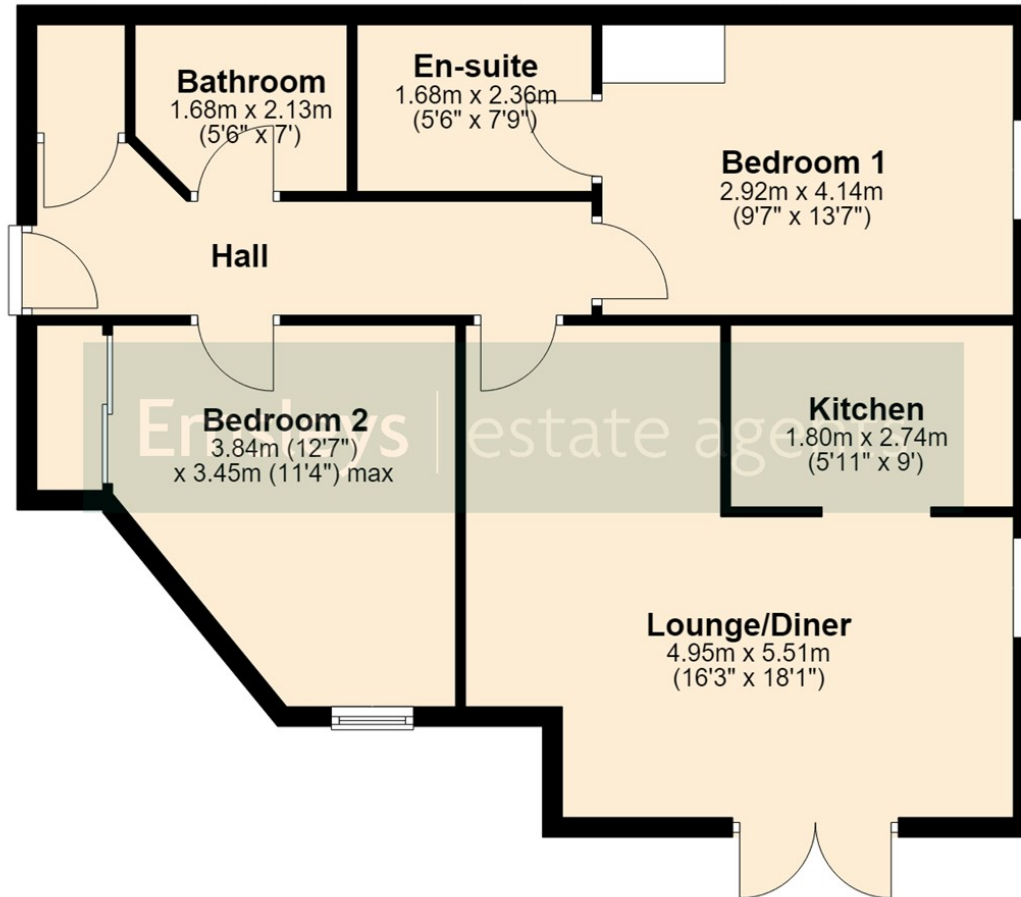
This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the tranquillity of a residential area. Whether you are a first-time buyer, seeking a rental opportunity or a little retirement pad, this flat on Aberford Road is certainly worth considering. Call now to arrange your viewing.





## Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents