



1 Chapel Lane, Leeds, LS25 7HA Offers in excess of £95,000

Goodmove present this two bed apartment for sale on Chapel Lane, Kippax, Leeds.

The accommodation briefly comprises: Communal entrance with stairs leading to the first floor landing, private entrance hallway, lounge with views over the church grounds, fitted kitchen with ample cupboard space and built-in oven and hob with an extractor above, shower room with a modern white suite with shower cubicle, and two bedrooms - one double and one generous single.

There is a communal garden to the rear of the building, and communal off-road parking to the front.

Situated just off Kippax High Street having easy access to local amenities, as well as the A1/M1 motorway.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

106 years remaining on the lease
Ground rent: £250 per annum
Maintenance charge: The building has been self-managed since 2019. There are 6 flats in the building, and each owner is responsible for 1/6th of any repairs to the building.

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

