

Mike  
**Dobson**



**Flat 5 Chapel Lane**  
Kippax, Leeds, LS25 7HA

**£100,000**

# Flat 5 Chapel Lane

Nestled in the heart of Kippax, Leeds, this third-floor flat on Chapel Lane presents an excellent opportunity for landlords and investors alike. With a tenant already in place, this property offers immediate rental income, making it a savvy addition to any portfolio.

The flat features a well-designed layout that includes a communal entrance leading to a spacious hallway. The open-plan lounge seamlessly connects to the fitted kitchen, creating a perfect space for relaxation and entertaining. The kitchen is equipped with a four-ring electric hob, an extractor chimney hood, a built-in electric oven, and an integrated fridge and freezer, ensuring convenience for everyday living.

This property boasts two bedrooms, providing ample space for tenants or homeowners. The bathroom is fitted with a three-piece suite, featuring a rectangular panelled bath with a shower over, a pedestal wash basin, and a low flush WC, catering to all essential needs.

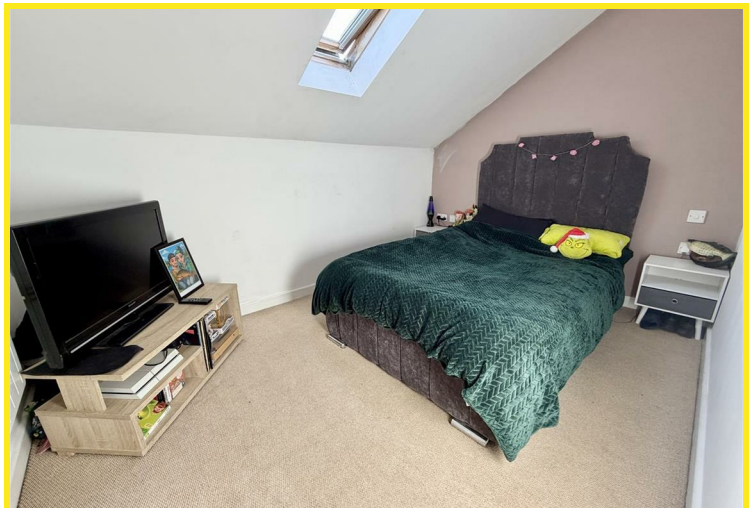
Additional features include PVCU double-glazed windows and Velux skylights that flood the flat with natural light, as well as wall-mounted electric heaters in every room for warmth and comfort. The flat also benefits from an airing cupboard in the hallway, which houses the water tank, adding to the practicality of the space.

For those with vehicles, there is designated parking available for residents only at the front of the property, enhancing convenience further. With easy access to local amenities and the A1/M1 motorway, this flat is ideally situated for both commuting and enjoying the local community.

Leasehold information.

106 years remaining on the lease. Ground rent: £250 per annum

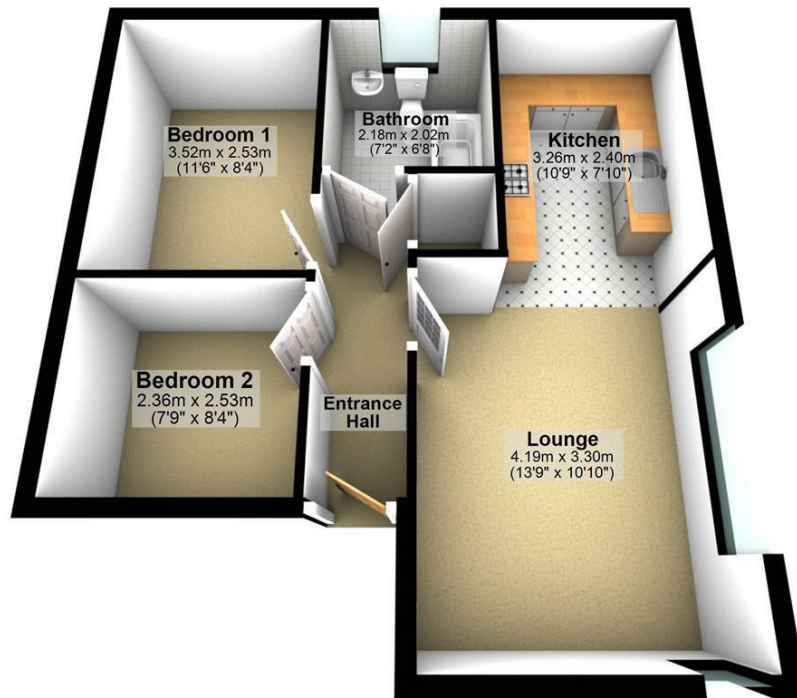
Maintenance charge: The building has been self-managed since 2019. There are 6 flats in the building, and each owner is responsible for 1/6th of any repairs to the building.





## Floor Plan

### Ground Floor



Total area: approx. 47.7 sq. metres (513.0 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Directions

Turn right from our Kippax office up the High Street taking a left next to the Post Office onto Chapel Lane where the property can be located on the left hand side as indicated by the board.

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