



23 Masham Court Shaw Lane, Leeds  
£175,000



NO CHAIN - IDEAL FIRST TIME BUY - SPACIOUS FIRST FLOOR APARTMENT - NESTLED WITHIN JUST A FEW MINUTES WALK FROM BOTH HEADINGLEY & MEANWOOD & THEIR MANY AMENITIES - OPEN PLAN LIVING/DINING & KITCHEN AREA - TWO DOUBLE BEDROOMS - BALCONY - LONG LEASE

This well proportioned, two bedroom apartment is in the ideal location for a professional first time buyer who is looking to have bars, restaurants, cafes and shops on the doorstep yet still enjoy peace and quiet! Briefly comprising: Entrance hall, spacious, open plan South-West facing living/dining/fitted kitchen area with door onto balcony area with wooded views. Bathroom with bath and shower above. Two double bedrooms. Low running costs - EPC RATING - D

### AREA GUIDE

Just minutes walk to Headingley and Meanwood and all the bars, restaurants and shops that both have to offer. The property is excellently located for local amenities and several choices for transport to the university, Leeds centre and many more areas which can be reached with ease from this location. Just a short stroll from the property are the beautiful Hollies which offer several delightful walks leading into Meanwood woods. This location truly has everything you could need on the door step!

### COUNCIL TAX BAND

Band B

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

D

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### LEASEHOLD

953 Years Remaining to Lease  
Service Charge: £125.00 Per Month  
Ground Rent £0.00 P/A

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

### PARKING

The parking at the property is first come first serve to two dedicated car parks

### PROPERTY CONSTRUCTION

The property is Standard Construction

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

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