



MONTGOMERY
AVENUE, FAR
HEADINGLEY, LEEDS
LS16 5RW
£195,000

2 Bedroom Flat

LINLEY &
SIMPSON

AN APPEALING TWO BEDROOM, TWO BATHROOM 1ST FLOOR LEASEHOLD APARTMENT in a sought after purpose built development in Far Headingley. Benefiting from a long lease, the property is offered to the market with NO ONWARD CHAIN, and briefly comprises: communal entrance with secure door entry intercom system, stairs to the 1st floor (please note there is no lift), private entrance hallway, two double bedrooms, two bathrooms (both with showers) and a dual aspect lounge with dining area and kitchen. With electric panel heating and uPVC double-glazing, this apartment also has the benefit of one allocated parking bay. EARLY VIEWING RECOMMENDED.

Far Headingley is a popular residential suburb located approximately 3 miles north of Leeds city centre. The area has a wonderful mix of housing stock and is highly sought after by professional couples looking to be close to the diverse amenities in Far Headingley, West Park and Headingley. The development is a pleasant walk to the open spaces of Beckett Park and Meanwood Park, as well as a short drive to Golden Acre Park.

GROUND FLOOR

COMMUNAL ENTRANCE

Having the benefit of door intercom system to allow visitor entry, with stairs to the first floor.

PRIVATE ENTRANCE HALL

This is a welcoming hallway, benefiting from a window and a built in cloaks cupboards, which provides additional storage space. The hallway is carpeted and gives access to all bedrooms, the main bathroom and leads through to the....

LIVING ROOM/DINING ROOM

This is a dual aspect room with a furniture friendly footprint and plenty of floor space for a large sofa, dining table and chairs etc. Leading to...

KITCHEN

A modern kitchen with a range of wall and base units with beige unit fronts and complimentary black granite style worktops. Integrated electric oven & hob and washer/dryer. Space for a full size fridge/freezer. Complimentary splashback tiling, extractor hood with glass trim, 1 ½ bowl sink with mixer tap and tile effect floor vinyl. This room benefits from a window.

BEDROOM ONE (DOUBLE)

A spacious principal bedroom with a carpeted floor and a large fitted wardrobe with sliding doors. Leads to...

EN SUITE SHOWER ROOM

With a low level WC, pedestal washbasin and a fully tiled shower cubicle with a plumbed shower. Partial tiled walls, wall mounted mirror fronted cabinet and a tile effect vinyl floor. Chrome heated towel rail.

BEDROOM TWO (DOUBLE)

The second bedroom can accommodate a double bed, wardrobe and chest of drawers and has a carpeted floor. French doors open onto a Juliet balcony.

BATHROOM/WC

Comprising a panelled bath with over bath plumbed shower and tiled walls, low level WC, and pedestal washbasin. Partial wall tiling, vinyl flooring and chrome heated towel rail. This room benefits from a window with privacy glass.

CAR PARKING

There is one allocated parking bay. On street parking is available however there is a permit parking scheme in operation.

TENURE

Leasehold for a term of 250 years from 2007.

GROUND RENT

Our seller informs us the annual ground rent is £185, paid in half yearly instalments of £92.50 per 6 months.

SERVICE CHARGE

We understand the service charge for 2022 is £1,300, paid in half yearly instalments of £650 per 6 months.

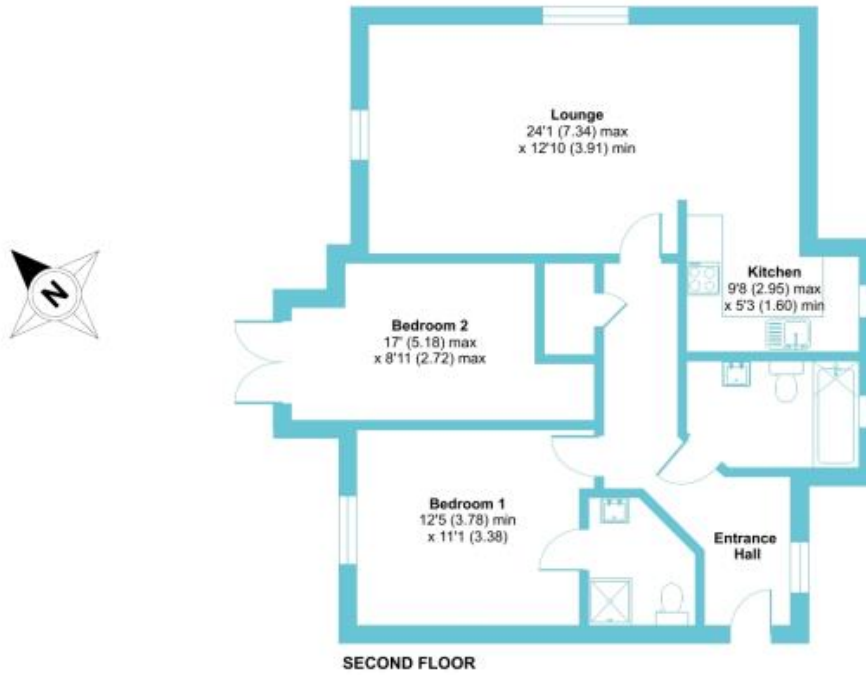
COUNCIL TAX BAND C



Montgomery Avenue, Leeds, LS16

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 856986

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
		84	
			75
			74
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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