



ST ANN'S GRANGE,
ST ANN'S LANE,
BURLEY, LEEDS LS4
2SE
£190,500

2 Bedroom Flat

LINLEY &
SIMPSON

This characterful apartment forms part of a converted Victorian mansion building situated just off St Ann's Lane on the Burley/Headingley border. Having tremendous character, and benefiting from gas central heating & uPVC double glazing, the property briefly comprises: private entrance porch, open plan lounge with dining area, dual aspect Leicht kitchen, and two double bedrooms (each with its own en-suite).

Burley & Headingley are located approximately 3 miles north of Leeds city centre. St Ann's Grange is a few minutes' walk to local amenities on Burley Road, and Headingley's vibrant centre is approximately 10 minutes on foot. Burley Park & Headingley train stations are close by, and the open fields at Beckett Park and tennis courts at Burley Park are also within easy reach. For those commuting into the city centre, the journey takes approximately 20 minutes.

GROUND FLOOR

PRIVATE ENTRANCE PORCH/VESTIBULE

With tiled floor, windows to all sides and accessed from the communal gardens. Leading into...

LOUNGE/DINING AREA

With a bay window overlooking the communal gardens, this well portioned open plan room has some lovely character features including wood floor, detailed cornice, deep skirting boards, wood burner stove, and attractive fire surround. There are inset bookcases on each side of the chimney breast, recessed spotlights and a granite style hearth. The dining area is carpeted and looks out to the communal gardens. Leading to...

KITCHEN

With dual aspect, this spacious room is fitted with Leicht units with a limed oak effect finish, white moulded worktop with 1½ bowl sink, wood worktop with fitted chopping board, fitted dishwasher, electric oven, halogen hob, fridge and extractor hood. There is under counter space for a freestanding freezer and washing machine. Tiled floor.

BEDROOM ONE

This double bedroom is carpeted and has detailed cornice and two light pendants with ceiling roses. Window overlooking communal gardens. Leading to...

EN-SUITE SHOWER ROOM

With the added benefit of a window, this room has a fully tiled shower cubicle with plumbed shower, half tiled walls, tiled effect vinyl and low level WC and sink.

BEDROOM TWO

The second double bedroom also benefits from its own en-suite bathroom, and is also where the Worcester central heating boiler is located. Like many of the rooms in this property, the window sill is deep set and the floor is carpeted.

EN-SUITE BATHROOM

With tiled floor, this room benefits from a three-piece suite with Art Deco style bath, WC and sink. There is a plumbed shower over the bath and a curved shower rail.

OUTSIDE

St Ann's Grange has private off road parking for residents and visitors. There are well maintained south facing communal gardens. Flat 15 is located at the rear of the building and is accessible either via steps down to the garden or, on the other side of the building, via a sloped path from St Ann's Lane.

LEASE

200 years from 1977

SERVICE CHARGE

The seller informs us that the annual service charge for the year to 30 September 2022 is £1284.

GROUND RENT

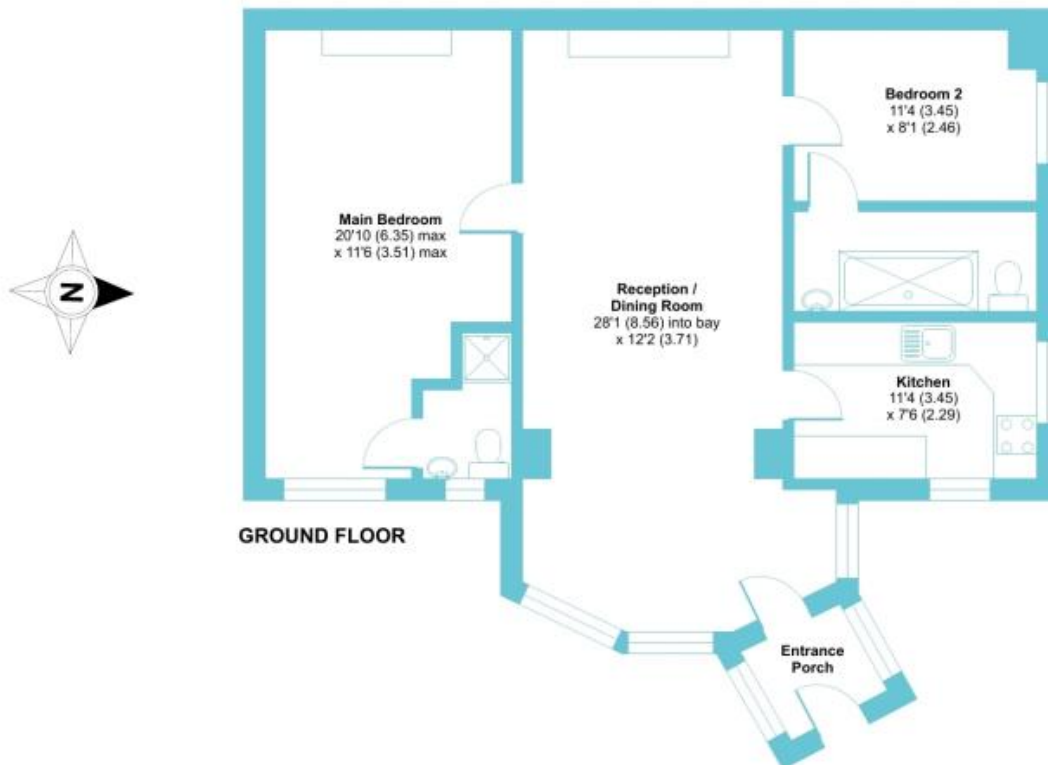
The seller informs us that the annual ground rent for the year to 30 September 2022 is £110.



St. Anns Lane, Burley, Leeds, LS4

Approximate Area = 876 sq ft / 81.4 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). © rickycem 2022. Produced for Linley & Simpson. REF: 805964

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

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