



FRANCES LUPTON  
HOUSE, HYDE PARK,  
LEEDS, LS6 1FH  
Guide Price £215,000  
2 Bedroom Flat  
EPC Rating: B

LINLEY &  
SIMPSON

**\*No Onward Chain\*** Set in the historic 1876 grounds of Leeds Girls High School site we are truly delighted to offer this modern two-bedroom corner apartment overlooking the front elevation this prestigious and exclusive development in the heart of 'Headingley village' is one not to be missed. Set close to the thriving Headingley village offering top quality cafes, bars and restaurants and easy access into Leeds City Centre.

Accommodation comprising communal entrance hallway, well-appointed individual entrance hall, open plan living and modern kitchen/diner area with a wealth of integral appliances, master bedroom with en-suite, second double bedroom and family bathroom. The property also benefits from double glazing, gas central heating system, off street allocated parking and easy commuting links on the door step taking you into Leeds city centre and further afield.

Headingley is an ever popular residential suburb of Leeds, situated to the north west of the city centre. With stunning open green spaces nearby, the area provides an expansive selection of local amenities including cafes and restaurants, as well as independent shops and transport services. The city centre is within walking distance, as is the University of Leeds, with the Parkinson Building being just one mile away.

#### **COMMUNAL ENTRANCE HALLWAY**

Impressive entrance hall with intercom system and stairs leading to first floor landing.

#### **ENTRANCE HALL**

With built in storage cupboard and radiator.

#### **LOUNGE 18'2" x 12'7" (5.58 x 3.84) including kitchen area.**

Impressive open plan lounge with full length window and French doors leading to Juliet balcony, new carpet, radiator, telephone point and television point.

#### **DINING KITCHEN**

Fitted wall and base units with work surface over, built in oven and hob with extractor hood over, one and half bowl sink unit, washing/drying machine, dishwasher, tiled walls, tiled flooring and double glazed window to front.

#### **MASTER BEDROOM 9'11" x 8'9" (3.03 x 2.67)**

Two double glazed windows to front, telephone point, television point and radiator.

#### **ENSUITE SHOWER ROOM**

Three piece suite comprising step in shower cubicle, low level WC, hand wash basin, tiled walls, tiled flooring, heated towel rail and extractor fan.

#### **BEDROOM TWO 10'92 x 11'6" (3.28 x 3.51)**

Two double glazed windows to side, fitted wardrobes, telephone point, television point and radiator.

#### **BATHROOM**

White three piece suite comprising panelled bath with shower over, low level WC, hand wash basin, tiled walls, extractor fan and radiator.

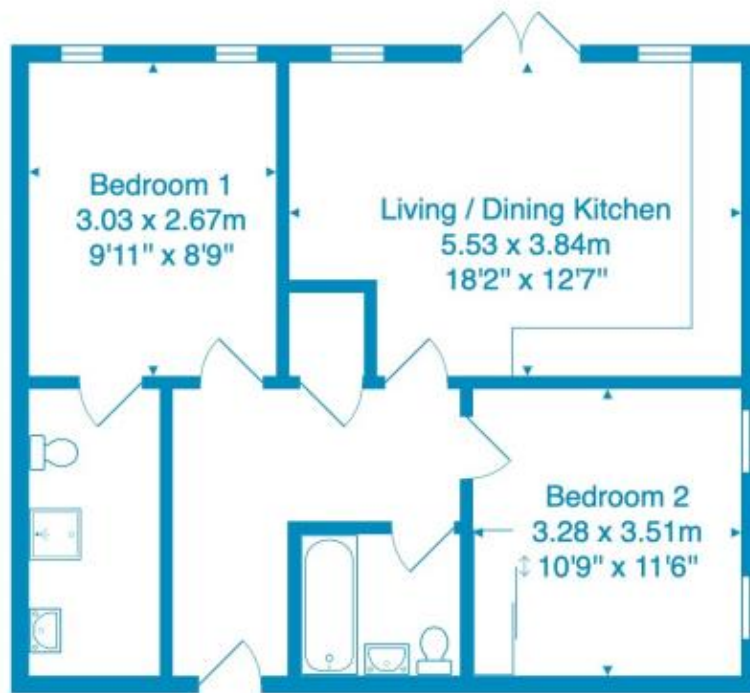
#### **EXTERNALLY**

Communal gardens with allocated parking.

NOTE: We are advised by the vendor that the property is leasehold with a 996 year remaining lease, an annual ground rent charge of £150 and a quarterly service charge of £230. A buyer is advised to confirm these details via their solicitor.







All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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 (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		

#### AGENTS NOTES:

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Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB.

You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.