



HOLMWOOD, PARK
CRESCENT, LEEDS,
LS8 1DH
£80,000
2 Bedroom Flat
EPC Rating: D



Well presented TWO BEDROOM FLAT part of an attractive RETIREMENT development exclusively designed for those over the age of 50.

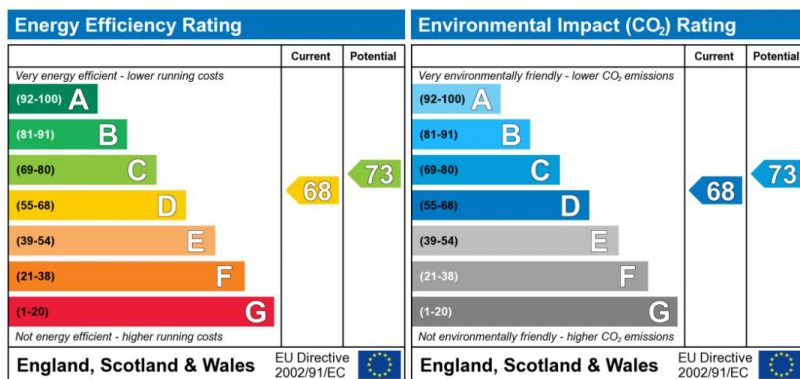
Located on a quiet leafy road in Roundhay yet within very close proximity of the shops and amenities on Street Lane.

This flat is on the second floor (top floor) and benefits from a lift. The property is offered UNFURNISHED the accommodation briefly comprises an entrance hall with good size storage cupboard, a bright and spacious living and dining room which is semi-open plan to the modern fitted kitchen, master bedroom with fitted wardrobes and cupboards, a second bedroom which is a good size single and modern shower room with double shower cubicle, WC and wash basin. This flat also has insulated loft storage space. Externally the property stands within mature, beautifully maintained grounds with several seating areas to enjoy the outdoors in this quiet location.

There is a resident's lounge, library, conservatory and a separate laundry room. There is also a House Manager and a 24 hour emergency care line response system for when the House Manager is off duty.

Please note: The vendor advises us that there is 70 years left to run on the lease, the ground rent is £40PA and the annual service charge is £2,406 PA with water rates and buildings insurance included. We are advised that the vendor is in the process of extending the lease.





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.

Additional Information

Please note: The vendor advises us that there is 70 years left to run on the lease, the ground rent is £40PA and the annual service charge is £2,406 PA with water rates and buildings insurance included.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

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 £200 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.