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**LINLEY &
SIMPSON**



LINGFIELD GATE, MOORTOWN, LEEDS, LS17 6DD

Linley and Simpson are pleased to offer this spacious one bedroom first floor flat located in this popular residential area of Moortown.

Asking Price £85,000

The accommodation comprises: private ground floor entrance, staircase to first floor. The first floor holds a separate fitted kitchen, bedroom with fitted cupboard, generous lounge with access onto the balcony, house bathroom.

The property further benefits uPVC double glazing and gas central heating throughout, private balcony, plenty of storage, on-street parking and communal grounds. Ideal buy to let opportunity, potential rental income of £495 per calendar month Situated close to Sainsbury's and on the bus routes with easy access to Leeds city centre and surrounding areas. Viewing highly recommended.

ACCOMMODATION

GROUND FLOOR PRIVATE

With double glazed entrance door.

ENTRANCE HALL

With a staircase to the first floor and a radiator.

LOUNGE 10'3" x 14'6" (3.12 x 4.42)

With a double glazed window to the rear. Wood effect fireplace and living flame effect gas fire. Telephone, television point and radiator. Double glazed door leading to the balcony.

KITCHEN 7'8" x 8'11" (2.33 x 2.72)

Fitted wall and base units with work surfaces over. 1.5 bowl sink unit and single drainer sink. Electric cooker point with extractor fan. Tiled walls and two double glazed windows to the side and rear.

FIRST FLOOR LANDING

With a double glazed window to the side. Access to the roof space and a radiator. Access to the bathroom, lounge and kitchen. Three cupboards with one housing the boiler and another housing the meters.

BEDROOM ONE 10'6" x 11'11" (3.20 x 3.64)

With a double glazed window to the front. Television and telephone point. Radiator.

BATHROOM

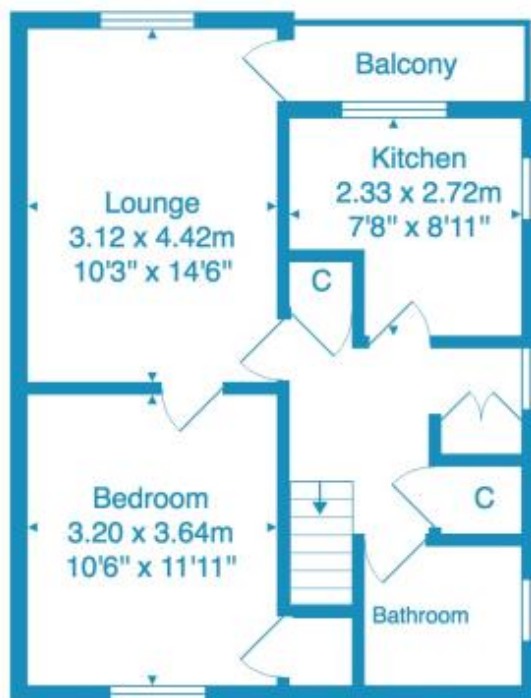
With a white three piece suite comprising a panelled bath, hand basin and low level W.C. Tiled walls and radiator. Double glazed window to the side.

OUTSIDE

COMMUNAL GARDEN

Laid mainly to lawn. The property also features a private garden area to the rear.





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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

Additional Information

AGENTS NOTE: We are advised that the property is leasehold with a 119 year lease remaining. There is an anual ground rent charge of £10 and an annual service charge of £200. A buyer is advised to confirm these details via their solicitor or financial advisor.

AGENTS NOTES:

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