



Moving is easy with...

**LINLEY &
SIMPSON**



MAIN STREET, SCHOLES, LEEDS, LS15 4DH

A lovely two double bedroom unique flat located in the sought after village of Scholes. Comprising lounge, kitchen/diner, downstairs W.C, tall vaulted & beamed ceilings, first floor bathroom, an internal viewing is essential.

Asking Price £175,000

Linley & Simpson are pleased to offer this lovely and unique two double bedroom flat located in the sought after village of Scholes. With tall vaulted and original beamed ceilings, the accommodation comprises a bay fronted living room, kitchen/breakfast room, downstairs W.C, first floor landing with the two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating and a security alarm system. Ideal for investors or owner occupiers, the current tenants are paying £575 per calendar month with the tenancy up for renewal on the 16TH November 2016.

Agents Note: There are two other properties for Sale attached to this house, please call the office for full details and to arrange a viewing.

GROUND FLOOR

ENTRANCE LOBBY

Glazed entrance door to entrance lobby, stairs to the first floor, steps down and door to the lounge, door to the kitchen.

DOWNSTAIRS W.C

Low level W.C, hand wash basin, extractor fan.

LIVING ROOM 14'5" x 12'3" (4.39 x 3.73)

Double glazed window to the side, double glazed window to the front and side, central heating radiator,

KITCHEN/DINING ROOM 12'4" x 9'2" (3.76 x 2.79)

Fitted wall and base units with work surfaces over, single drainer sink, built in electric oven with gas hob and chimney hood over, part tiled walls, tiled flooring and double glazed window to side.

FIRST FLOOR

LANDING

Doors leading to bedrooms and bathroom.

MASTER BEDROOM 14'10" x 12'8" (4.52 x 3.86)

A lovely master bedroom with vaulted ceilings, original beams, Velux window, two double glazed windows to front and side, central heating radiator.

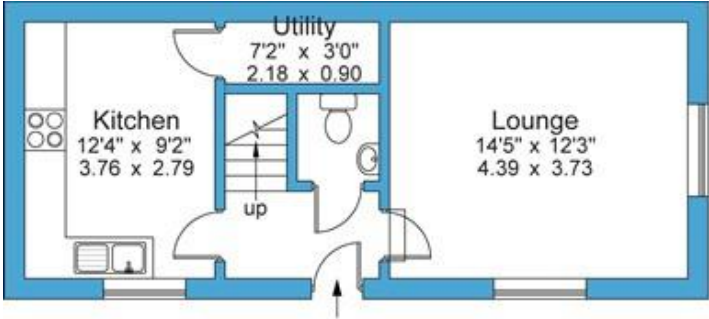
BEDROOM TWO 12'8" x 9'8" (3.86 x 2.95) max

Double glazed window to the side, vaulted ceiling with original beams and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls and ceiling spotlights.





Ground Floor



First Floor

Approx Gross Floor Area = 806 Sq. Feet
= 74.71 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	England & 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:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.