



GRANGE COURT,
HEADINGLEY, LEEDS
LS6 2BZ
£90,000

1 Bedroom Flat

LINLEY &
SIMPSON

A ONE BEDROOM FOURTH FLOOR FLAT in an attractive period mansion block in Headingley. Grange Court was built in 1912 and is a wonderful example of Edwardian architecture. Converted into apartments many years ago, this is a well-managed development and there is NO GROUND RENT to pay, as owners are shareholders in the company that owns the Freehold. Comprising: communal entrance, private entrance lobby, lounge with dining area, galley kitchen with gable window, utility/store room, double bedroom and modern bathroom with over bath shower. The property is neutrally decorated throughout, and currently has wall mounted electric panel heaters and hardwood windows. This is a popular development, with many of the apartments owner-occupied, and there is NO ONWARD CHAIN.

Headingley and Hyde Park are vibrant suburbs in north Leeds, located approximately 3 miles out of the city centre. Grange Court is a relaxed 40-minute walk from the city centre, and yet from the gate is a woodland path that leads along Woodhouse Ridge, down to the beck and through ginnels to Meanwood Park and beyond - a green corridor that carries you out of the city and into the countryside. The property is equidistant of Headingley and Hyde Park corner, with a diverse range of independent shops, cafes and restaurants on the doorstep. The Universities & Business Schools are also close-by.

GROUND FLOOR

COMMUNAL ENTRANCE

Automatic gated entry to the front with secure coded communal entrance. Stairs to all floors (there is no lift at Grange Court). The communal areas are well-maintained, kept clean, and tidy.

FOURTH FLOOR

PRIVATE ENTRANCE HALL

With cloaks/storage cupboard, door through to the bathroom and connecting door into the...

LOUNGE

A spacious room with a dormer window to one side and a Velux/skylight window to the other, wood flooring, gas fire, access to a store/utility room which has space and plumbing for a washing machine, and additional connecting door to....

INNER LOBBY

With access to the bedroom, kitchen and a useful storage cupboard.

KITCHEN

Fitted with base and wall units, worktop with stainless steel sink unit and single drainer and bowl, space for oven and fridge/freezer. Window to the side aspect.

BEDROOM ONE

Double bedroom with window to side elevation.

BATHROOM

Comprising a modern three-piece suite with panelled bath and overhead shower, low level WC, pedestal washbasin, full tiling to three walls and Velux/skylight window.

OUTSIDE

There are secure gated gardens to the front of the property with secure coded access and unrestricted on-street parking in front of the development. Pedestrian access to the shops on Otley Road in Headingley is located around the gable end of the building via Wood Lane.

LEASE

*99 years from 1976. There are currently 53 years remaining on the lease, however our seller informs us that he has started the lease extension process.

SERVICE CHARGE

The seller informs us that the annual service charge for 2022 is £1980 and this is paid monthly.

GROUND RENT

NIL.

COUNCIL TAX BAND A.

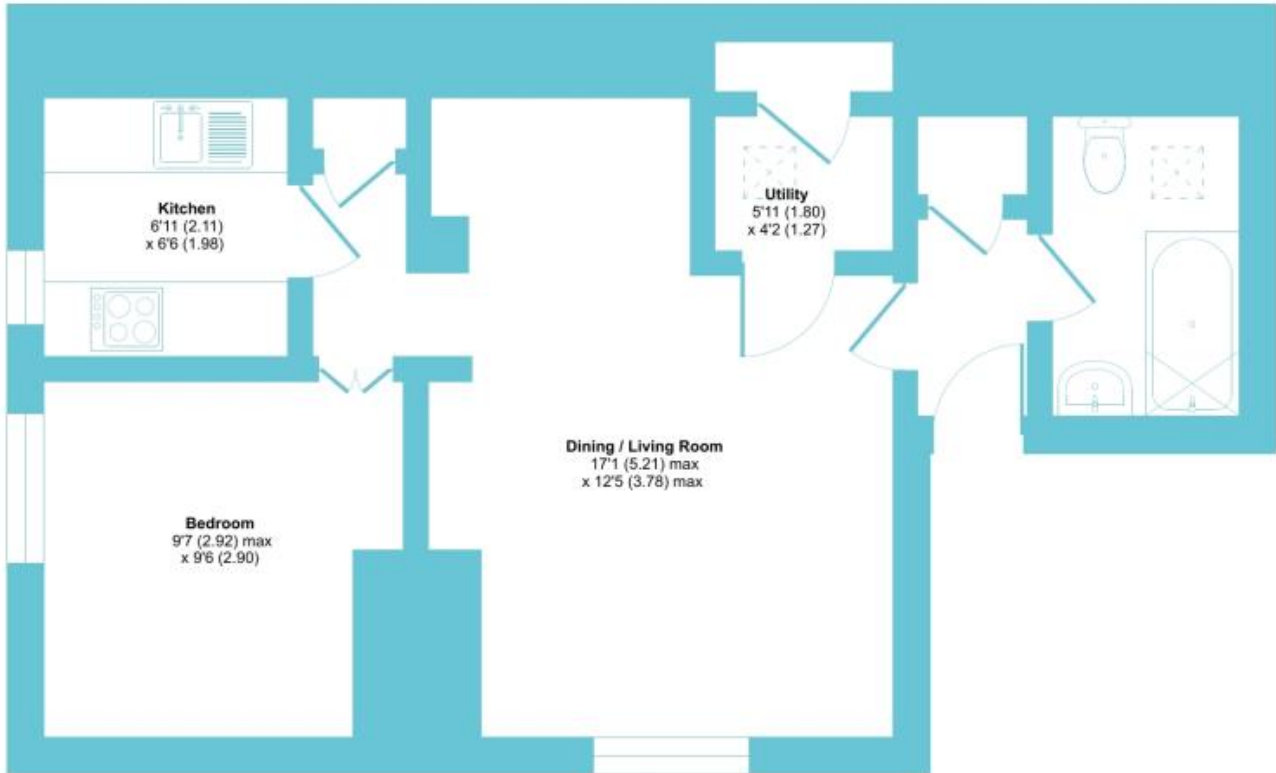




Grange Court, North Grange Mount, Leeds

Approximate Area = 468 sq ft / 43 sq m

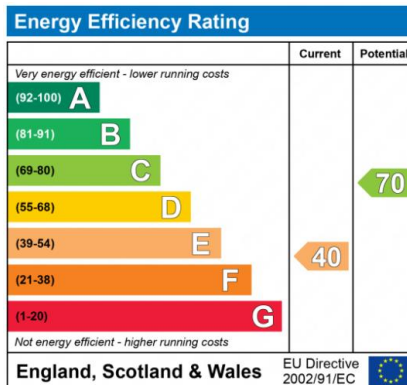
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FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 86641



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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