



THE CRICKETERS,  
KIRKSTALL LANE,  
KIRKSTALL, LEEDS  
LS5 3RJ  
£145,000

2 Bedroom Flat

LINLEY &  
SIMPSON

AN APPEALING TWO BED FIRST FLOOR FLAT in a popular purpose built development located opposite Headingley train station, and benefiting from NO ONWARD CHAIN. Sure to appeal to first time buyers, the development is also a popular choice for BTL investors and parent-buyers alike. Briefly comprises: communal entrance with secure door entry intercom system, stairs to first floor, private entrance lobby, hallway, spacious lounge with dining area, modern kitchen, bathroom and two bedrooms - both bedrooms having fitted wardrobes, drawers and shelves. The flat is fitted with uPVC double glazing. LONG LEASE WITH 160 UNEXPIRED YEARS

Kirkstall is a popular suburb in north-west Leeds, situated approx. three miles from Leeds city centre. Recent regeneration in the area has included Kirkstall Retail Park, and Headingley's vibrant centre is approx. 15 minutes away on foot. Headingley train station is located opposite the development, with Leeds city centre being just two stops away (Horsforth, Harrogate, Knaresborough and York are also accessible via this station). The area has an abundance of open spaces, including Kirkstall Abbey, Kirkstall Forge and Kirkstall Valley Nature Reserve, providing open spaces and solace from the daily hustle and bustle.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With secure door entry system and stairs to first floor.

### **FIRST FLOOR**

#### **PRIVATE ENTRANCE LOBBY**

A handy lobby area for the removal of shoes etc. Leading to...

#### **ENTRANCE HALL**

Giving access to the lounge, bathroom and bedrooms. Benefiting from a store cupboard, where the water tank is located. Leading to...

#### **LIVING/DINING ROOM**

This is a spacious room with a furniture friendly footprint and elevated views across Aire Valley. Leading to...

#### **KITCHEN**

A practical kitchen with beech effect units and complimentary granite style worktop. Sink under window with a swan neck mixer tap. Integrated electric oven, halogen hob and extractor hood above. Freestanding washing machine and fridge/freezer. Vinyl floor covering.

#### **BEDROOM ONE (DOUBLE)**

Positioned at the rear of the property and benefiting from a fitted wardrobe with triple mirrored sliding doors, fitted drawers and shelves.

#### **BEDROOM TWO (DOUBLE)**

Located at the rear of the property, this is smaller double bedroom with a furniture friendly footprint. Benefiting from a fitted wardrobe, drawers and shelves.

#### **BATHROOM**

A modern bathroom with low level WC, pedestal washbasin and panelled bath with over bath shower. Fully tiled walls with border row and complimentary tiled flooring. Mirror fronted wall mounted cabinet above the sink.

## **OUTSIDE**

There is a private under croft parking space included with this property, plus ample resident and visitor parking.

## **LEASE**

The original lease was extended in 2013 and now has an unexpired term of 160 years remaining.

## **GROUND RENT**

The requirement to pay Ground Rent was removed when the original lease was extended in 2013.

## **SERVICE CHARGE**

Our seller informs us the service charge is currently £89.37 per calendar month.

## **FURNITURE**

Furniture is available for purchase by separate agreement.

## **COUNCIL TAX BAND B.**



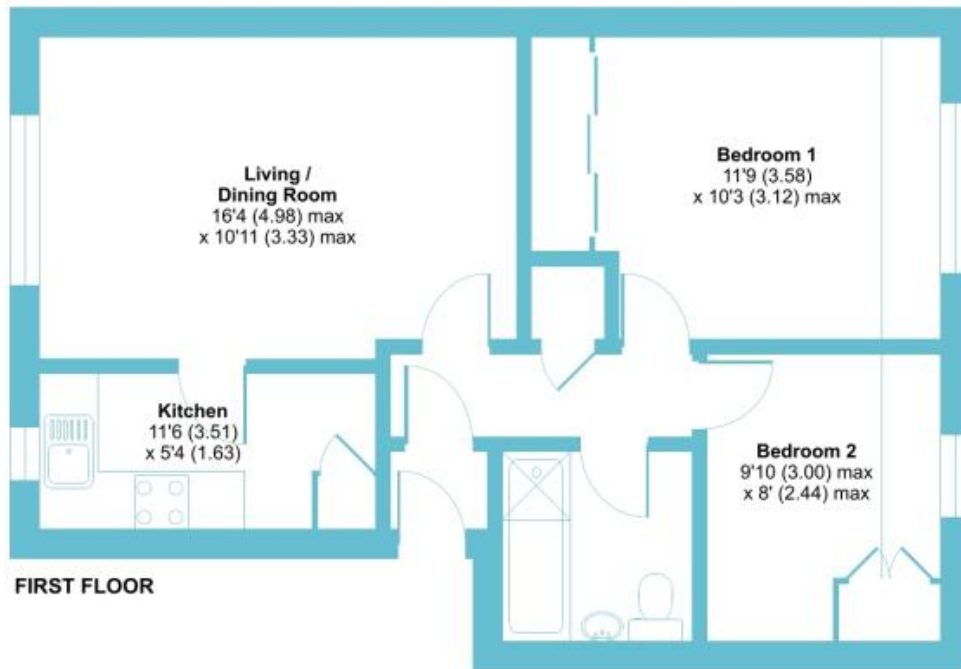




## The Cricketers, Leeds, LS5

Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 833596

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

### AGENTS NOTES:

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