



PLATFORM ONE,
STATION APPROACH,
KIRKSTALL, LEEDS
LS5 3RY
£156,700

2 Bedroom Flat

LINLEY &
SIMPSON

A WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT in a purpose built development next to Headingley train station and presented to the market in 'move in' condition. This is an ideal first time buyer purchase, although these apartments are also popular with BTL investors and an early viewing is highly recommended. Briefly comprises: communal entrance, communal stairs to the 3rd floor, private entrance hall, open plan lounge/kitchen, two bedrooms and a modern bathroom with over bath shower. The development sits in a gated complex with keypad entry and the décor and floor coverings throughout are neutral. NO ONWARD CHAIN.

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 next door to this 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 door entry intercom and keypad entry, the common areas are clean, tidy and well maintained by the management company. Residents' post boxes are located here. Stairs lead up to the 3rd floor (please note there is no lift in the development).

PRIVATE ENTRANCE HALL

With door entry intercom and a carpeted floor, there is also a large built in wardrobe/cloaks cupboard with sliding doors.

OPEN PLAN LOUNGE/KITCHEN

This is a dual aspect open plan room benefiting from two windows and a French door and a Juliet balcony. With wood effect flooring throughout, the lounge area is spacious and has a furniture friendly footprint. The kitchen is well fitted, with a full range of modern wall and base units, with a complimentary worktop and splashback tiling. Integrated electric oven, halogen hob, under counter fridge with freezer box and washing machine. Space for a freestanding fridge/freezer.

BEDROOM ONE (DOUBLE)

With a carpeted floor, this is a large double bedroom with ample space for bedroom furniture.

BEDROOM TWO (DOUBLE)

This is another double bedroom, that could also be set up as a home office if desired.

BATHROOM

A modern bathroom with a low level WC, pedestal washbasin and a panelled bath. There is a separate fully tiled shower cubicle with a plumbed shower. Full tiled walls and floor.

OUTSIDE

Platform One is set within a gated development and benefits from one allocated parking space. There is a pedestrian gate with a keypad entry.

LEASE

125 years from 2008.

SERVICE CHARGE

Our seller informs us that the current service charge is £2569.28 per annum, paid half yearly.

GROUND RENT

Our seller informs us that the ground rent payment is £500 per annum.

FURNITURE

The furniture is available to purchase by negotiaton.

COUNCIL TAX BAND B

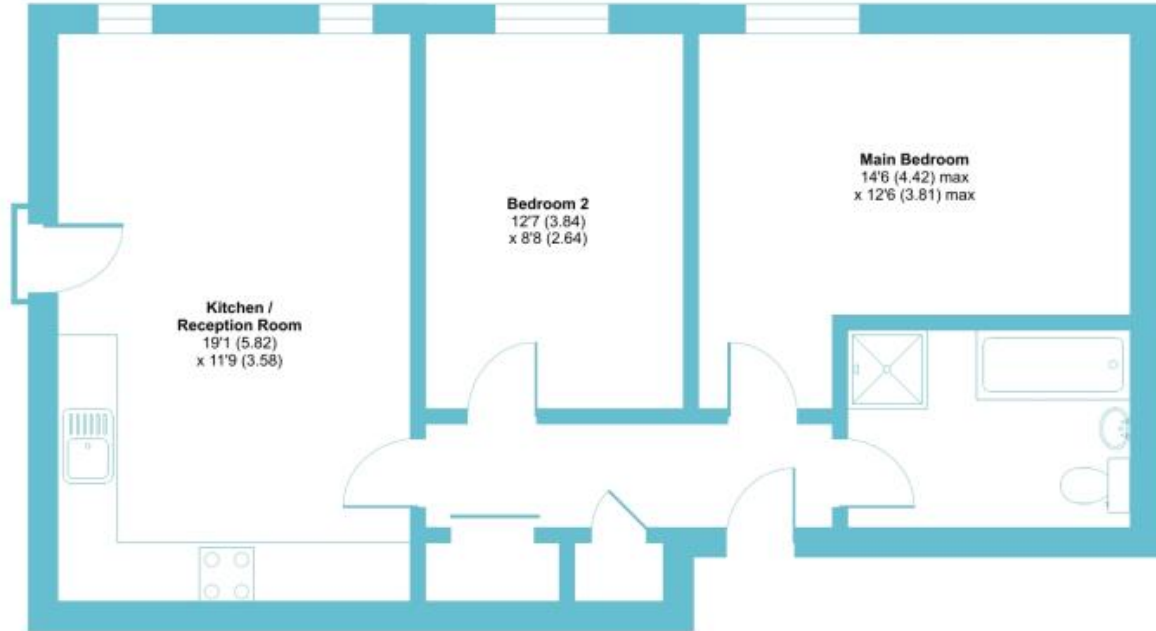




Platform One, Station Approach, Leeds, LS5

Approximate Area = 650 sq ft / 60.3 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 653205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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