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**LINLEY &
SIMPSON**



PEACOCK COURT, YEADON, LEEDS, LS19 7WG

A spacious and well presented garden flat in a popular and convenient Yeadon location. Offering ready to move into accommodation the property comprises: Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, and generously sized private garden to rear. Parking available. Long lease and No chain!

Asking Price £135,000

This spacious and well presented garden flat is located in the popular district of Yeadon. Offering convenient access to local shops, schools and services in the nearby Town the property is ideally situated to take advantage of local bus routes and ring roads as well as offering convenient access to the nearby airport. The apartment briefly comprises: Entrance hallway, lounge, kitchen, bathroom and 2 bedrooms. Outside the property has a very generous private garden with access from both the front via a service gate and from the rear via the property. Featuring newly installed heating and having been recently redecorated the property is offered for sale with the added advantage of no onward chain.

Making an ideal investment purchase, first time buy or downsize opportunity the property has the additional advantage of a long lease and low ground rent and service charges.

Early viewing advised.

COMMUNAL ENTRANCE

Communal entrance door to hallway, access to ground floor rooms and staircase leading to upper floor.

ENTRANCE HALL

Entrance door, electric heater, alarm control panel, fuse boxes and doors leading to all rooms.

LOUNGE

Two wooden double glazed windows to front, telephone point, television point, coving to ceiling and electric heater.

KITCHEN

Fitted wall and base units with work surfaces over, single drainer sink, space for washing machine and spaces for additional white goods, double glazed door and double glazed wooden window.

BEDROOM ONE

Double glazed wooden window to rear and electric heater.

BEDROOM TWO

Double glazed wooden door leading to rear garden and electric heater.

BATHROOM

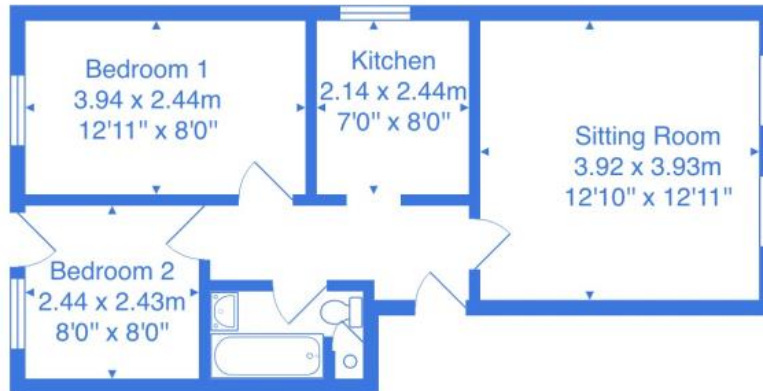
White three piece suite comprising panelled bath with shower over, low level WC, hand wash basin and extractor fan.

OUTSIDE

REAR/SIDE GARDEN

A generously sized garden laid mainly to lawn with gravelled and paved areas. Enclosed by walled boundaries the garden can be accessed via both front pedestrian gate and directly from the rear of the property.





Total Area: 45.8 m² ... 493 ft²

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	
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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

The vendor advises us that the property is leasehold with an annual service charge of £675 and an annual ground rent charge of £25. There is a 999 year lease commencing in 2005. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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