



BRIDGEWATER
COURT,
HEADINGLEY, LEEDS
LS6 4AQ
£159,950

2 Bedroom Flat

LINLEY &
SIMPSON

A WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT in a purpose-built development located a short walk from both Meanwood and Headingley's vibrant centres. This property is located on the 2nd floor, and benefits from neutral décor and floor coverings. Comprising: entrance hall, lounge with dining area, fitted kitchen with integrated gas hob/electric oven, two bedrooms (both with fitted wardrobes) and bathroom with over bath shower. Gas central heating and uPVC double-glazing. This block overlooks the beck at the front, with a footbridge over leading to the Meanwood Valley Trail. Bridgewater Court is a popular development with first time buyers and landlord buyers alike. NO ONWARD CHAIN.

Headingley is a vibrant suburb of north Leeds, located approximately 3 miles out of the city centre. Bridgewater Court is located just off Grove Lane, and is a purpose built development of 42 flats. No 43 is located in the block furthest from Grove Lane. The property is equidistant of Headingley and Meanwood centres with a diverse mix of shops, bars and restaurants. Transport links are a 10-minute walk away. The open spaces of Meanwood Park, Meanwood Valley Trail, Beckett Park and Woodhouse Ridge are also close-by. The development is a popular choice for first time buyers and investors alike.

GROUND FLOOR

COMMUNAL ENTRANCE

Having a door intercom system to allow guest access, with stairs to the lower ground, first and second floors.

PRIVATE ENTRANCE HALL

With modern grey carpet and a useful storage/airing cupboard. The hot water tank is housed in this cupboard. Giving access to both bedrooms, the bathroom and through to the....

LOUNGE

This well-proportioned room has a furniture friendly footprint with space for sofa seating and dining furniture. The windows are fitted with wooden slatted window blinds and the floor has a modern grey fitted carpet. Access through to the...

KITCHEN

Comprising a range of base and wall cupboards with wood effect work-surfaces, splashback tiling and an inset stainless steel sink unit with mixer tap and a single drainer. There is a split-level gas hob/electric oven, with space for a fridge and plumbing for a washing machine. A gas central heating boiler is wall mounted. Wooden slatted window blind.

BEDROOM ONE

Having a built-in wardrobe with sliding mirrored doors and hanging rails. Wooden slatted window blinds.

BEDROOM TWO

Also located at the rear of the flat, this room would accommodate a ¾ double bed or make a very comfortable home office. This room also has a fitted wardrobe, like Bedroom 1, and is fitted with wooden slatted window blinds.

BATHROOM/WC

Comprising a panelled bath, low level WC, pedestal washbasin. An electric shower is fitted over the bath, with shower curtain rail installed, and ceramic wall tiling surrounds the bath area.

OUTSIDE

There are communal gardens for all residents to enjoy. At the rear of the building is a residents' car park, as well as ample on street parking.

TENURE

Leasehold for a term of 125 years from 2007.

GROUND RENT

Our seller advises this is a Peppercorn Rent.

SERVICE CHARGE

We understand the annual maintenance charge for 2022 is £1240 and is collected in two halves on 1st January and 1st July.

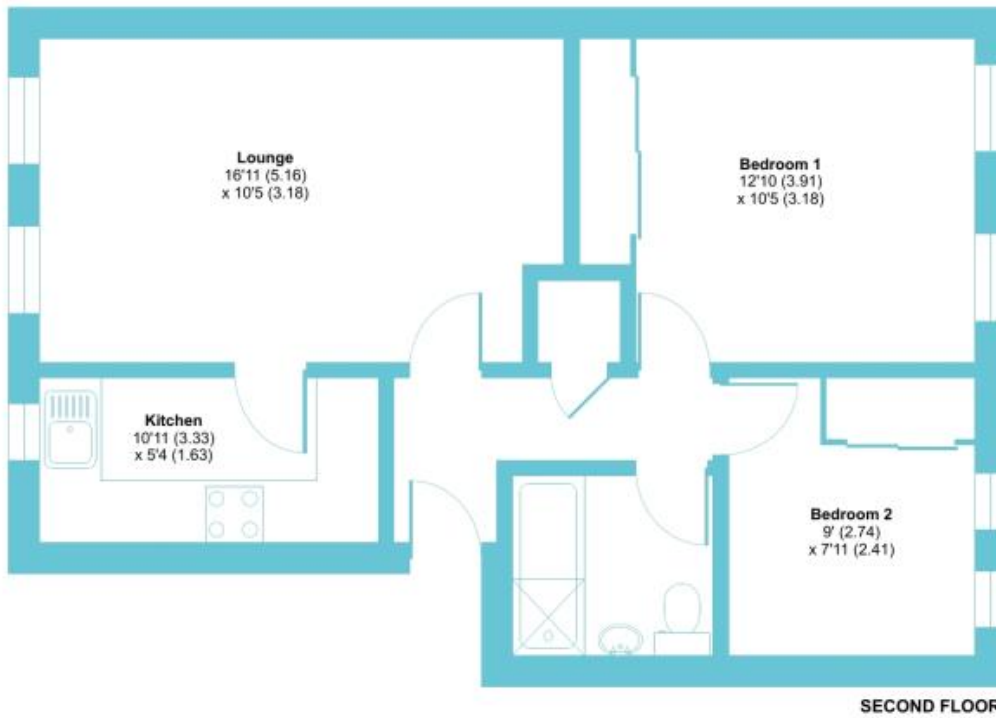
COUNCIL TAX BAND B



Bridgewater Court, Grove Lane, Leeds, LS6

Approximate Area = 550 sq ft / 51.1 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). © nchecom 2022. Produced for Linley & Simpson. REF: 878324

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(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:

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.