



GROSVENOR PARK  
GARDENS,  
HEADINGLEY, LEEDS  
LS6 2PL  
£139,950

2 Bedroom Flat

LINLEY &  
SIMPSON



This TWO BEDROOM FIRST FLOOR FLAT is located in a purpose built development on the Headingley/Hyde Park border. Grosvenor Park Gardens is tucked away on Cliff Lane, yet only a 5-minute walk to the amenities at Hyde Park Corner. Internally, the property is well presented and has a modern kitchen and bathroom. There are two bedrooms - one double & one single - both having built in storage cupboards/wardrobes. Neutral décor throughout, well-proportioned rooms, neutral flooring and having the benefit of a garage.

PLEASE NOTE: This property is currently tenanted at £725pcm and the fixed term of the AST does not end until 5 August 2022 at the earliest.

Headingley & Hyde Park are vibrant suburbs in north Leeds, located approximately 3 miles out of the city centre. Grosvenor Park Gardens is a purpose built development of 42 flats, split across 5 blocks. This part of Headingley & Hyde Park is very leafy, with lots of mature trees and well-tended private gardens. The area has several ginnels from a by-gone era providing pedestrian short cuts from place to place; particularly useful for accessing the open spaces of Woodhouse Ridge. There is a diverse range of independent shops, cafes and restaurants at Hyde Park corner. The Universities & Business Schools are also close-by.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE HALL**

The property is accessed from a communal entrance hall with secure door entry intercom system. The communal areas are well maintained and kept clean and tidy.

### **FIRST FLOOR**

#### **PRIVATE ENTRANCE HALL**

The hallway gives access to both bedrooms, the house bathroom and the lounge. There is a storage cupboard suitable for vacuum cleaner, ironing board etc. Leading to...

#### **LOUNGE**

This room has a furniture-friendly footprint, with a double glazed picture window and dining area. Fitted with laminate flooring and leading to...

#### **KITCHEN**

With a range of modern wall and base units plus complementary granite-style worktop and splash back tiling. Dishwasher, fridge/freezer, gas hob, and electric oven. One and a half bowl sink and drainer with mixer tap, double glazed window and laminate flooring.

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

A well-proportioned carpeted room with double glazed window and two fitted cupboards/wardrobes.

#### **BEDROOM TWO (SINGLE)**

Currently set up as a home office, with carpeted floor, double glazed window and a fitted cupboard/wardrobe.

#### **BATHROOM**

A fully tiled room comprising a bath, wall-hung washbasin, low level WC and plumbed shower with rainfall shower head.

#### **OUTSIDE**

There are well-established communal gardens with mature trees. Residents off road parking on a first come-first served basis. A garage is also included with the property.

#### **LEASE**

200 years from 1975.

#### **SERVICE CHARGE**

The seller informs us that the annual service charge for 2022 is £900.

#### **GROUND RENT**

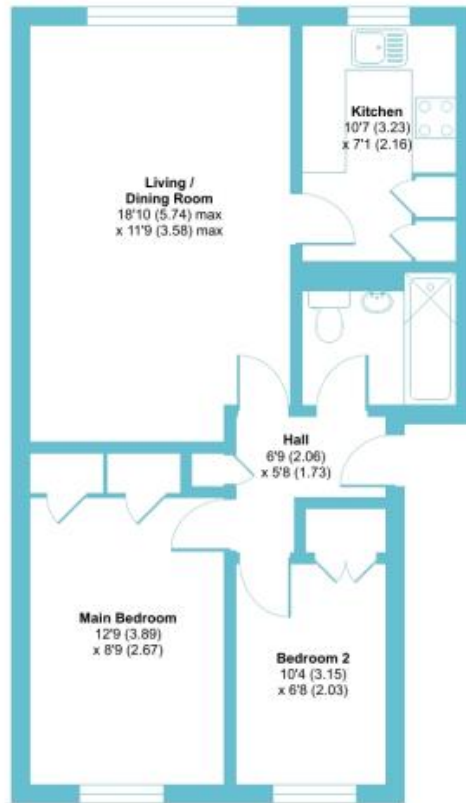
The seller informs us the annual ground rent charge is £213.20.



# Grosvenor Park Gardens, Leeds, LS6

Approximate Area = 609 sq ft / 56.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2022. Produced for Linley & Simpson. REF: 820122

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	75	78	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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 (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	

## AGENTS NOTES:

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