


## 1 bed apartment to buy in LS13

Fieldway Avenue, Leeds, West Yorkshire, LS13 1ED

# £70,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Well Presented 1 Bed First floor
- Far reaching views / canal side
- Good commuting links to Leeds/Bradford
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This well presented 1 Bed first floor flat would make an excellent addition to a buy-to-let portfolio being located in the increasingly popular village of Rodley with canal side walks, a number of pubs and close proximity to Farsley, Horsforth and good commuting links to Leeds/Bradford.

A shared stairway (with next door) leads to the front door. This opens into the generous dual aspect lounge/diner with fantastic far reaching views across the valley towards Rawdon/Horsforth and a modern electric feature fireplace and generous storage cupboard housing the combi-boiler. An inner hallway leads to the compact kitchen with matching wall and base units and space for cooker/ washing machine and under counter fridge freezer. Being an end flat the kitchen benefits from a side window. Across the hall is the bathroom with electric over bath shower and contemporary WC and sink. At the rear is the generous Master bedroom which is lovely and light and has views to the rear.

The flat also benefits from double glazing, gas central heating, access to a partially boarded loft space, and a designated parking space.

This property is clearly been a much loved home and has excellent further potential especially being located in an increasingly popular location.

£30 ground rent / no service charge. Lease 99 years from 1st Jan 1981. Council Tax Band A. Auction terms and conditions - Cash buyers only.

LOUNGE / DINING AREA 16' 7" x 11' 0" (5.07m x 3.36m) max

STORE 3' 11" x 2' 1" (1.20m x 0.65m)

INNER HALL 6' 2" x 2' 4" (1.88m x 0.72m)

KITCHEN 8' 2" x 4' 7" (2.50m x 1.42m)

BATHROOM 5' 1" x 3' 10" (1.55m x 1.18m)

DOUBLE BEDROOM 13' 0" x 8' 6" (3.97m x 2.61m)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 54 years remaining Lease 99 years from 1st Jan 1981

Annual Ground Rent Amount: £30.00

Ground Rent Review Period: pa

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Allocated

Year built: 1982

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

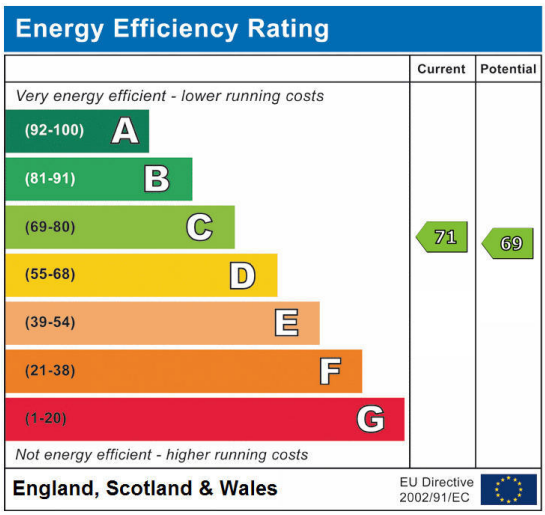
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good






Fieldway Avenue, Leeds, West Yorkshire, LS13 1ED

Contact your local branch today for more information on this property:

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