



33 Potternewton Heights, Potternewton
£85,000

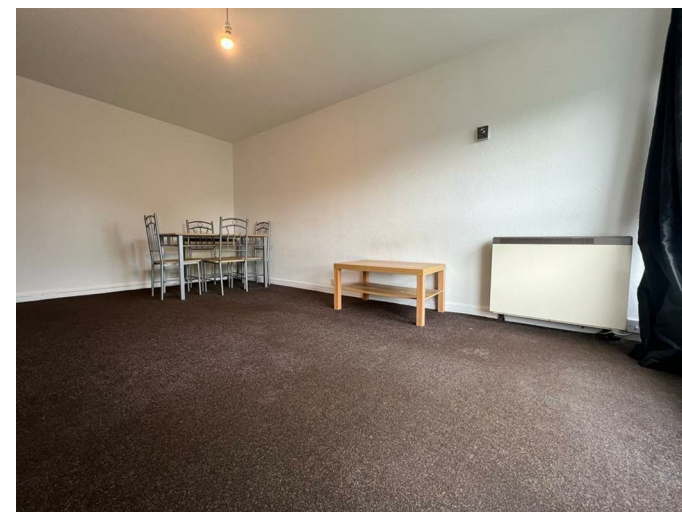
ALAN COOKE
SALES & LETTINGS

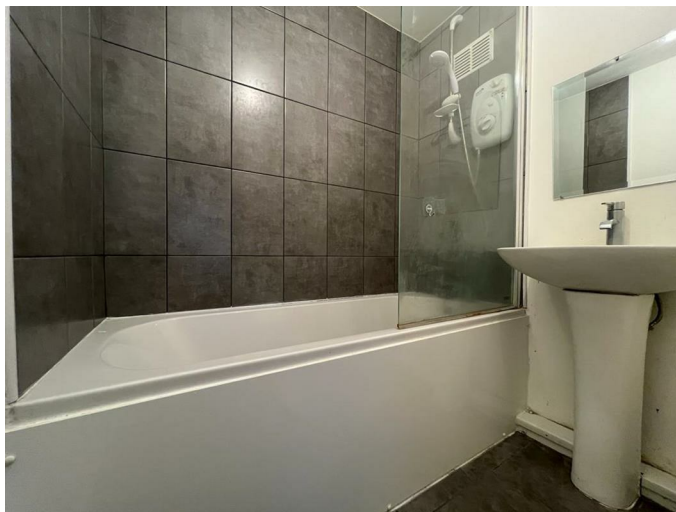
NO CHAIN - EXCELLENT FIRST TIME/INVESTMENT BUY - FIFTH FLOOR ONE BEDROOM APARTMENT - WALKING DISTANCE TO CHAPEL ALLERTON AND SITUATED NEXT TO EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE

This one bedroom apartment is a great buy for either an investor or first time buyer. Situated on the fifth floor. With electric heating the property briefly comprises: Spacious entrance hall with storage cupboards, living room with dining area, fitted breakfast kitchen, double bedroom with wardrobe, bathroom with bath, shower above. EPC RATING C

AREA GUIDE

The property is situated between Harrogate Road and Scott Hall Road meaning the property offers easy access to the numerous public transport links on offer in the immediate area. Within walking distance to the bars, shops and eateries of both Chapel Allerton and Meanwood. Just opposite the property are the Scott Hall playing fields which is a pleasant green outlook





TENURE

LEASEHOLD - 125 YEARS FROM 1988
GROUND RENT - £10 PER ANNUM
SERVICE CHARGE - £802.00 PER ANNUM

COUNCIL TAX BAND

BAND A

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a

voicemail out of hours with your information and we will call you back.

EPC RATING

RATING C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A

DEED PLAN; PURCHASERS ARE ADVISED TO MAKE
THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR
BEFORE EXCHANGE OF CONTRACTS.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in
England 8067460

