



Woodlea Lane, Meanwood, Leeds
£195,000

2 bedroom flat for sale | Leasehold



This 2 bedroom 2 bathroom apartment is in a leafy suburb of Leeds, close to all amenities and a great road network across to Bradford and Harrogate. Plenty of shops, supermarkets nearby and on a good bus route! The property is a ground floor apartment comprises:-

Communal Entrance Hall with front door leading to small inner porch area. Large hallway leading through to a combined kitchen and living area with patio doors leading onto a grassed area, (this is not a private terrace). The kitchen has the usual suspects tall fridge and freezer, washer/dryer, electric hob and oven, (there is no gas at the property).

Both bedrooms are doubles with the master being larger and having an ensuite shower room. King size bed. The 2nd bedroom is a double and has a wardrobe and drawers.

The house bathroom has a shower over the bath, so this property is suitable for sharers.

The building is surrounded by trees and green areas, it is a peaceful development and is very popular with young professionals and young families.

Tenure: Leasehold (975 years)

Ground Rent: £125 per year

Service Charge: £147 per month

Parking options: Off Street, Residents

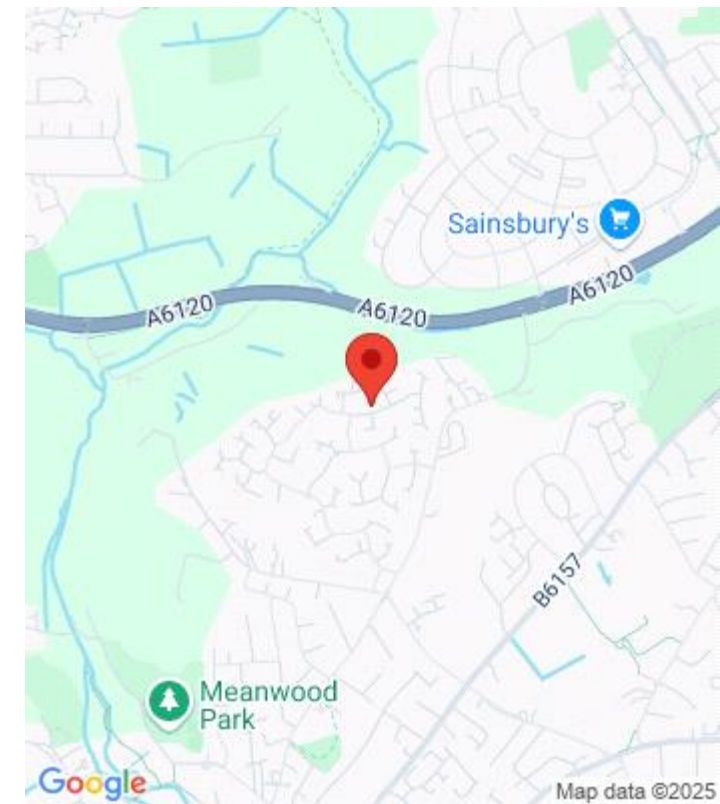
Garden details: Communal Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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Made with floorplan 6/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.



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