



**172 Queenshill Avenue, Leeds, LS17 6BR**

**Chain Free £145,000**

**NO CHAIN:** Good quality, well presented, THREE bedroomed LS17 accommodation for £145,000!  
A three bedroom ground floor duplex maisonette is available for purchase. Fully UPVC double glazed & gas combi central heating.

Accommodation includes communal entrance, private access to apartment, hallway with stairs to upper level, fitted kitchen, dual aspect living room with access to rear communal grounds garden, spacious bedrooms, bathroom. Communal grounds.

## GROUND FLOOR

Secure communal door with security answerphone to all apartments

## COMMUNAL HALLWAY

Staircase to upper floors

Private access to apartment No 172

## HALLWAY

Staircase leading up to upper floor, under-stairs storage cupboard, central heating radiator, utility cupboard

## KITCHEN

9'6" x 8'10" (2.9m x 2.7m)



Range of fitted units and corresponding worktops, built in oven, electric hob with extractor above, stainless steel sink with mixer tap and drainer, uPVC double glazed window

## LOUNGE

15'1" x 13'1" (4.6m x 4.0m)



Dual aspect with uPVC double glazed window and door to rear, central heating radiator

## FIRST FLOOR

## LANDING

## BEDROOM 1

12'1" x 10'9" (3.7m x 3.3m)



uPVC double glazed window, central heating radiator, built in wardrobe containing gas-fired 'combi' central and water heating boiler,

## BEDROOM 2

10'9" x 6'2" (3.3m x 1.9m)



uPVC double glazed window, central heating radiator

## BEDROOM 3

8'6" x 7'6" (2.6m x 2.3m)



uPVC double glazed window, central heating radiator



## BATHROOM



White suite of panel bath with wall mounted electric shower, pedestal washbasin, low wc, ceramic tiled walls, ceramic tiled floor, uPVC double glazed window

## OUTSIDE



Communal Grounds, street parking

## OUTSIDE



## EPC

EPC rating D

## COUNCIL TAX

Tx band A

## TENURE

To be confirmed

## DIRECTIONS

From our Moortown office travel north towards Harrogate. Turn left onto the Leeds Ring Road, then second left onto Church Gardens, where Queenshill Avenue is shortly on the left.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)

