



Iveson Villas Iveson Road, Leeds LS16 6NN

welcome to

Iveson Villas Iveson Road, Leeds

Guide price £140,000 - £150,000 Spacious upper-floor apartment with a bright lounge and Juliet balcony, kitchen/diner, two generous bedrooms & allocated parking. Ideally located in popular Cookridge, close to amenities, schools, and great transport links. Viewing essential!



Iveson Villas

A well-proportioned upper-floor apartment offering spacious and well-presented accommodation throughout.

The property briefly comprises a welcoming hallway with a useful storage cupboard, a bright lounge featuring double doors opening to a Juliet balcony, a fitted kitchen/diner, two generously sized bedrooms, and a family bathroom.

Externally, the apartment benefits from an allocated parking space. Ideally located within a popular residential area of Cookridge, the property is close to local amenities, reputable schools, and excellent transport links.

Early internal viewing is highly recommended to fully appreciate this lovely home.

Hallway

Door the front opens into the hallway with useful storage cupboard

Lounge

A spacious lounge with neutral decor, ceiling spot lights and double doors opening to the rear with a Juliet balcony

Kitchen Diner

The kitchen provides a range of wall and base units with complementary work surfaces over, fitted oven and hob, plumbing for washing machine and space for free standing fridge freezer.

There is ample space for dining table and chairs.

Bedroom One

A good sized double bedroom with ample space for free standing furniture, ceiling spot lights and window

Bedroom Two

A second good sized bedroom with wall mounted heater, ceiling spot lights and window

Bathroom

The bathroom comprises; bath with shower over and screen, low flush wc, wash basin, heated towel rail, part tiled walls and window

Outside

The property benefits from allocated parking space

Leasehold Information

This property is leasehold with the following terms; 999 Years from 17 October 2007

current annual service charge = £480

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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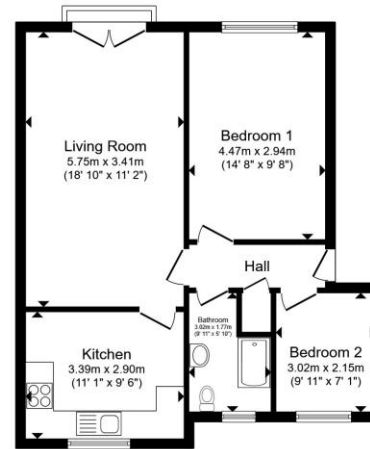
- Spacious Upper Floor Apartment
- Allocated Parking Space
- Great First Time Buy or Investment Property
- Popular Residential Area
- Juliet Balcony to Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

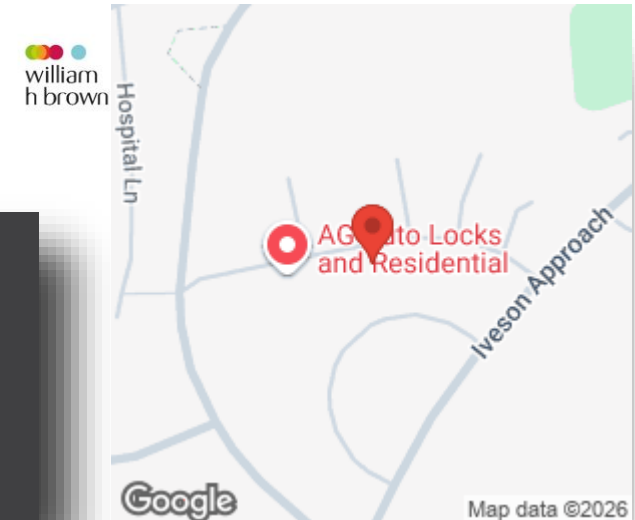


guide price

£140,000 - £150,000

Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107640 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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