



Iveson Drive, Leeds LS16 6NQ

welcome to

Iveson Drive, Leeds

A spacious two double bedroom duplex apartment in a great Cookridge location, offered with no onward chain. Features include open living space, a bedroom with balcony access, fitted kitchen, modern bathroom, a second double bedroom upstairs and access to communal gardens aswell as a conservatory.



Iveson Drive

Offered with no onward chain, this two double bedroom duplex apartment is located in a popular area of Cookridge, close to local amenities and transport links. The spacious accommodation briefly comprises: hallway, lounge, double bedroom with balcony access, fitted kitchen and bathroom to the first floor, with a further double bedroom on the second floor. The property also benefits from access to communal gardens aswell as a conservatory to the ground floor.

Ground Floor/Conservatory

Accessed via the rear of the building, the property features a conservatory that provides a useful additional reception area and leads into a welcoming entrance hallway. Stairs rise to the first floor,

First Floor

Hallway

A spacious hallway with useful storage cupboards

Lounge

11' 6" x 10' 6" (3.51m x 3.20m)

A neutral lounge with a rear-facing window, radiator, and a door leading to the staircase up to the second-floor bedroom.

Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

The kitchen provides a range of wall base units with work surfaces over, stainless steel sink unit, tiled splash backs, plumbing for washing machine, space for under counter fridge/freezer and space for free standing oven. Laminate flooring and window

Bedroom Two

14' 6" x 11' 6" (4.42m x 3.51m)

A spacious double bedroom with a radiator and window, along with access to the balcony.

Balcony

A space to enjoy outside space

Bathroom

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

Second Floor

Bedroom One

16' 9" x 16' 9" (5.11m x 5.11m)

A spacious double bedroom to the top floor with velux windows and radiator

Outside

The property benefits from access to communal gardens

Leasehold Information

This property is leasehold with the following terms:

125-year lease from 7th January 2002

Current annual ground rent: £10

Current annual service charge: £210

We recommend confirming these details and any associated conditions with your legal representative.

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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welcome to

Iveson Drive, Leeds

- Two double bedroom duplex apartment
- No onward chain
- Bedroom with balcony access
- Second double bedroom on the top floor
- Access to communal gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 210.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Jan 2002. 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107301 - 0006

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