



MOVING YOU FORWARDS





****OUR OPEN DAY COMMENCES VIEWINGS ON SATURDAY 13TH MAY, BOOK YOUR VIEWING SLOT NOW!**** Dwell Leeds are pleased to bring this superb large and characterful two bedroom, two bathroom ground floor apartment to the market having no onward chain. Located on a quiet leafy residential road within a very short walk of the centre of Headingley. This stylish property offers convenient, contemporary living in a sought after development featuring a gated entrance with attractive communal gardens. Ideal for those seeking a character, style and close proximity to shops, bars, and restaurants. This is one not to be missed!

LOCATION

Linfield Hall is a modern, purpose built development located in a quiet position just off Grove Lane in Headingley. Just a short walk away is the impressive Arndale Centre with a post office and range of restaurants and bars. The amenities of Meanwood are also located within walking distance and include a variety of independent shops and a large Waitrose. Excellent road links make this an ideal location for those commuting into Leeds city centre (which is just 3 miles away by road) and further afield

Briefly comprising of the following.

ENTRANCE PORCH RCD circuit breaker. Security alarm. Fitted shelving.

ENTRANCE LOBBY 13' 0" x 7' 7" (3.97m x 2.32m) A generous hallway leading to all rooms and having oak effect laminate flooring.





Storage cupboard containing hot water cylinder.

KITCHEN 7' 10" x 14' 1" (2.40m x 4.30m) A well-presented, galley-style kitchen featuring oak effect wall and base units with granite effect work surfaces and tiled splashback. Inset ceiling spotlight. Vinyl flooring. Range cooker. Integrated dishwasher & washing machine.

LOUNGE 19' 11" x 18' 6" (6.08m x 5.65 m) A large (approx. 34 sq m) and bright room featuring high ceilings (of 3.27m) gives a wonderful feeling of space. This is a perfect room to show off whilst entertaining. Benefitting from an enormous bay window, ceiling cornice, inset ceiling spotlight, oak effect laminate flooring and white painted wooden recessed storage units.

BEDROOM 1 13' 1" x 11' 6" (4.00m x 3.52m) A well-proportioned master bedroom featuring 2 large windows and oak effect laminate flooring.

EN-SUITE Shower enclosure with mains shower, pedestal hand wash basin and WC. Tiled flooring, partially tiled walls. Storage cupboard

BEDROOM 2 8' 3" x 14' 1" (2.52m x 4.31m) Finished in neutral colours and having oak effect laminate flooring, and 2 large windows overlooking the gardens.

FAMILY BATHROOM 7' 11" x 5' 11" (2.43m x 1.81m) A spacious, modern family bathroom with tiled flooring, mains shower over bath, pedestal wash basin and WC. Double glazed frosted windows.





EXTERNAL Immaculately kept communal gardens surround the building with a car park to the rear and gated entrance to the front.

Secure electronically gated parking with one designated bay. Additional visitor parking is also available.

Double glazed windows throughout.


Gas Central Heating.

LEASHOLD DETAILS

Service Charge - £100pcm

Ground Rent £250pa



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2009