



- Beautifully Presented Ground Floor Flat
- Two Bedrooms
- Delightful Private Garden
- Attractive Leafy Conservation Area
- Yet close to the City & Universities
- Lovely Modern Fitted Breakfast Kitchen



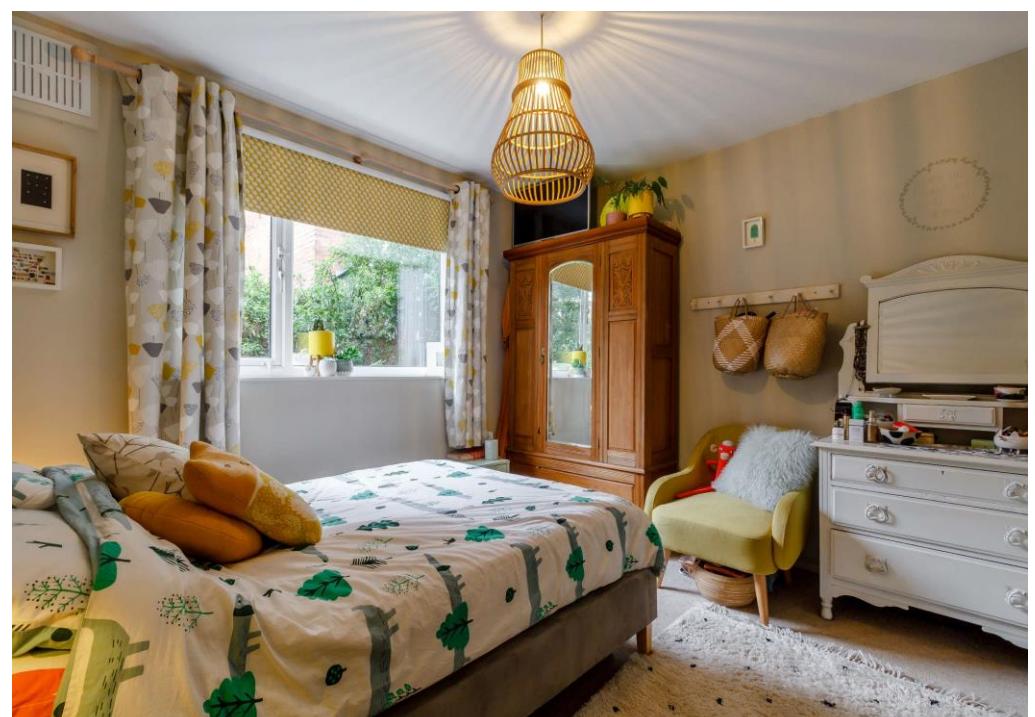
**A WONDERFUL TWO BEDROOMED GROUND FLOOR FLAT WITH A LOVELY PRIVATE GARDEN SITUATED IN ONE OF LEEDS' LEAFY CONSERVATION AREAS, YET JUST A SHORT WALK TO THE CITY CENTRE, THE UNIVERSITIES & HOSPITALS, WITH THE EXTENSIVE AMENITIES OF HEADINGLEY ALSO WITHIN EASY REACH.**

This **beautifully presented home** provides deceptively spacious gas centrally heated and UPVC double glazed accommodation comprising a **welcoming light and airy entrance hall** with natural hard wood flooring, a **generous modern contemporary fitted breakfast kitchen** enjoying views over the garden, a spacious lounge with parquet flooring, **open fire** (smokeless fuel) and **large glazed doors leading onto the private rear garden**. There is a master double bedroom and a good sized second bedroom, currently being used as a study. The bathroom comprises a traditional white suite with electric shower over the bath, attractive wall tiling and tiled floor.

**A particular and unusual feature for a flat is the very generous rear garden which is included in the title providing a delightful outside space with lawn, mature planted borders and trees to the boundary creating a lovely private and enclosed garden enjoying a sunny sheltered afternoon aspect. The sellers have recently installed a summer house positioned on a raised terraced with views over the garden, ideal for that morning coffee or evening glass of wine!**

The flat has its own private entrance, is part of a detached block of four properties surrounded by gardens to all sides and benefits from a long lease shared with the flat above. Ample on street parking is available on a residents permit basis. **INTERNAL VIEWING IS ESSENTIAL** to fully appreciate this tastefully presented home and the private and delightful outside space, all too important in these more challenging times!









## LOCATION

Travelling from Hyde Park Corner on Woodhouse Street, Cliff Road is on the left.

## Council Tax Band A

## TENURE

Leasehold - 999 years from 22nd August 1955. We understand there is no service charge payable on the flat. We are awaiting confirmation of ground rent and this information will be added in due course. Please request your legal adviser to verify this information.

## POSSESSION

Vacant possession on completion.

## Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

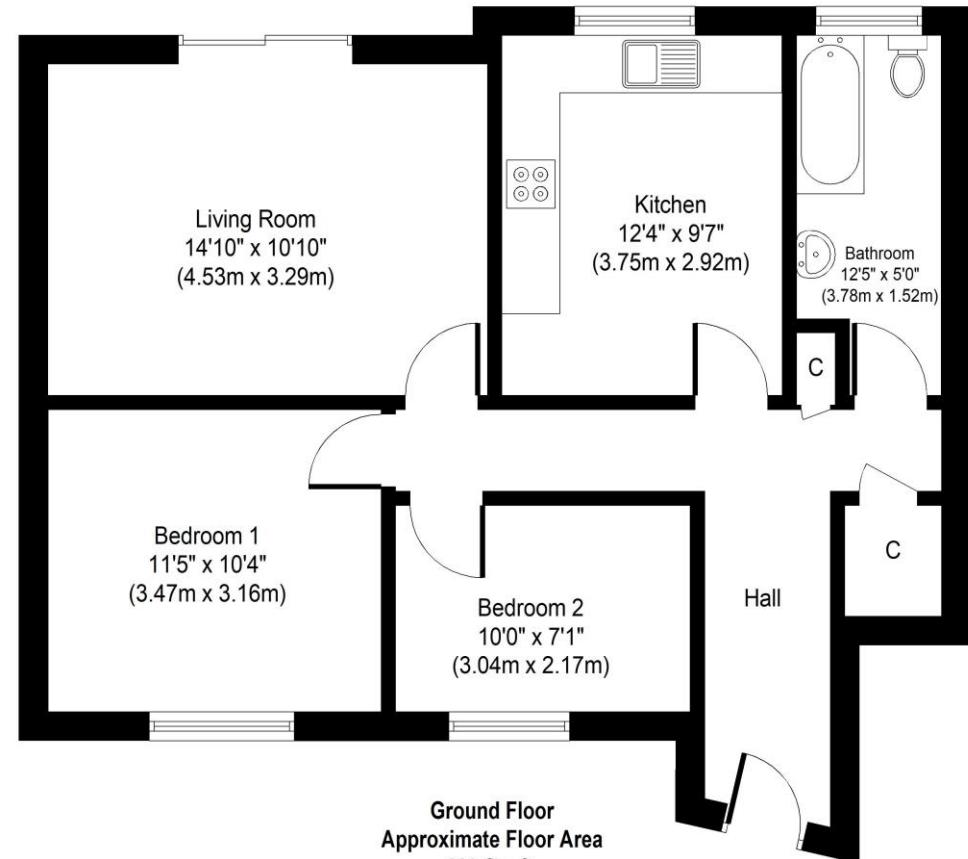
## Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

## Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

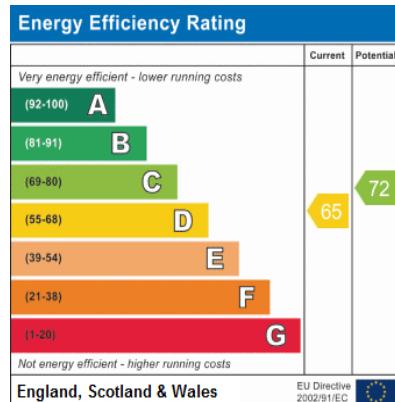
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



Ground Floor  
Approximate Floor Area  
689 Sq. ft.  
(64.0 Sq. m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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