



WATTS & CO
PROPERTY DONE PROPERLY



Ash Court
, Killingbeck LS14 6GL

Asking Price Of £124,950

Property Features

- Ground Floor Apartment
- Two Double Bedrooms
- Modern House Bathroom
- Good Sized Living Room
- Good Sized Entrance Hall
- Gas Central Heating
- Double Glazed
- Allocated Parking
- Great Commuter Links

Full Description

Watts & Co are pleased to welcome to the market this TWO DOUBLE BEDROOM ground floor apartment in the popular KILLINGBECK area of Leeds. The property has a GOOD SIZED LIVING ROOM which leads to the kitchen, has a modern house bathroom, storage and a GOOD SIZED entrance hall. The property also benefits from a ALLOCATED PARKING SPACE and there are also visitors parking in this area too. There are COMMUNAL GROUNDS which wrap around the apartments and plenty of GREEN space for enjoying the weather. The property has been finished to a good standard so I would suggest booking an EARLY VIEWING before it's too late!

ABOUT THE LOCAL AREA

Around the area you have the open spaces of Primrose Valley Park and Manston Park. There is also Roundhay Park which is a very popular location not to mention Tropical World which is over the road from Roundday park and is very popular with families.

Next door to this development you will find Asda Killingbecks supermarket in the area, a petrol station and opticians. Next door to this there is a retail park with B&M, Carpetright and B&Q. Also nearby are retail stores like Matalan and Home Bargains as well as a Kwik Fit. High street brands can be found in Leeds.

The A64 and A6120 offer quick links to Leeds via public or private transport and the M1 north and south. This means that Killingbeck gives close access to getting around Yorkshire. Cross Gates has a train station which is only a short drive away or a bus ride away.



ENTRANCE HALL

The entrance hall is located on the ground floor and briefly comprises of; the intercom system, a storage cupboard, a gas central heating radiator and laminate flooring.

LIVING DINING AREA

14' 2" x 12' 2" (4.33m x 3.71m)

The living room briefly comprises of; space for a dining area, double glazed windows facing to the front and the side of the property, a telephone point and a gas central heating radiator.

KITCHEN

5' 1" x 12' 6" (1.55m x 3.83m)

The fitted kitchen briefly comprises of; a modern kitchen with a range of wall and base units and complimentary work surface, a stainless steel sink and drainer unit, an electric oven and gas hobs with cooker hood over, an integrated washing machine and dishwasher, a cupboard housing the central heating boiler, splash back tiling and a double glazed window facing to the side of the property.

BEDROOM ONE

8' 4" x 13' 7" (2.56m x 4.15m)

The master bedroom briefly comprises of; a double glazed window facing to the front of the property and a gas central heating radiator.

BEDROOM TWO

11' 9" x 8' 5" (3.59m x 2.57m)

The second bedroom briefly comprises of; a double glazed window facing to the front of the property and a gas central heating radiator.

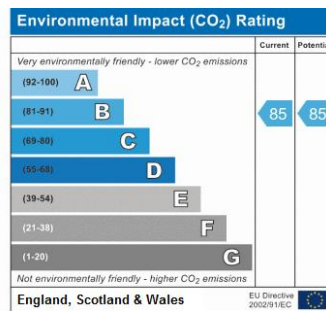
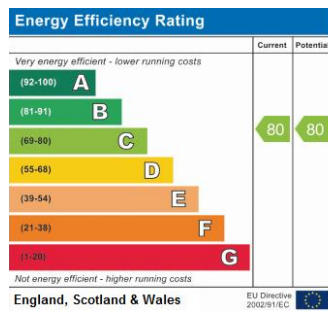
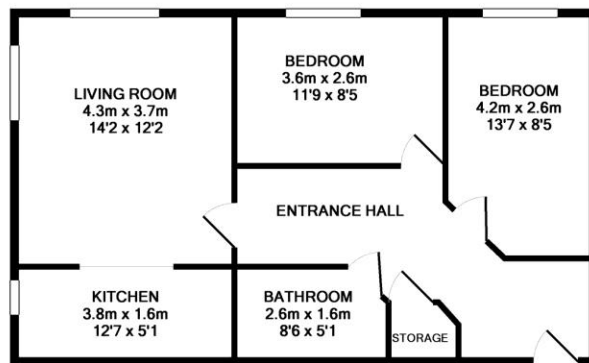
BATHROOM

4' 5" x 8' 5" (1.36m x 2.59m)

The bathroom briefly comprises of; a bath with shower over, WC, wash hand basin, a gas central heating radiator and partly tiled.

PARKING

There is one allocated parking with this property. There are also visitors parking bays within the grounds.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements