



A well-presented two-bedroom apartment offered to the market chain free, located in the popular LS5 area and ideal for first-time buyers and investors alike. The property features a spacious open-plan kitchen and living area with patio doors leading to a private paved patio, two well-proportioned bedrooms and a modern bathroom. Further benefits include an allocated parking space within a secure gated development, offering both convenience and peace of mind, all within easy reach of local amenities and excellent transport links.

TRANSPORT LINKS:

LS5 is ideally positioned for excellent transport connectivity, making it a convenient base for commuters and travellers alike. A variety of frequent local bus services operate nearby, providing easy and reliable access into Leeds City Centre, Horsforth and surrounding areas, with onward links across West Yorkshire. Leeds Railway Station is within easy reach and offers extensive national rail connections, including fast and direct services to Manchester, York and London, making it ideal for those commuting or travelling further afield.

For those travelling by car, the property is well placed for access to the A65 and the A6120 Outer Ring Road, linking efficiently to the wider motorway network including the M621, M62 and M1.

In addition, Leeds Bradford Airport is conveniently located a short drive away, providing a range of domestic and international flights, further enhancing the area's appeal for modern living.



This well-proportioned ground floor apartment offers an excellent opportunity to create a home tailored to your own taste. The accommodation comprises a bright open-plan living and kitchen area with integrated appliances, providing a practical layout suited to modern living. Patio doors from the lounge open directly outside, enhancing natural light and creating a pleasant sense of space.

There are two bedrooms, including a comfortable double and a generously sized single room, offering flexibility as a guest room, home office or nursery. The property is completed by a house bathroom.

Externally, the apartment benefits from secure gated parking with an allocated parking space, adding both convenience and peace of mind.

Situated in the popular LS5 area, the property is well placed for access to local amenities, transport links and Leeds city centre, with regular bus routes and key road connections nearby.

Perfect for first-time buyers or investors, this is a fantastic opportunity to put your own stamp on a property in a well-connected location.

We would highly recommend viewing in person to fully appreciate the potential on offer!



Council Tax = A



Leasehold

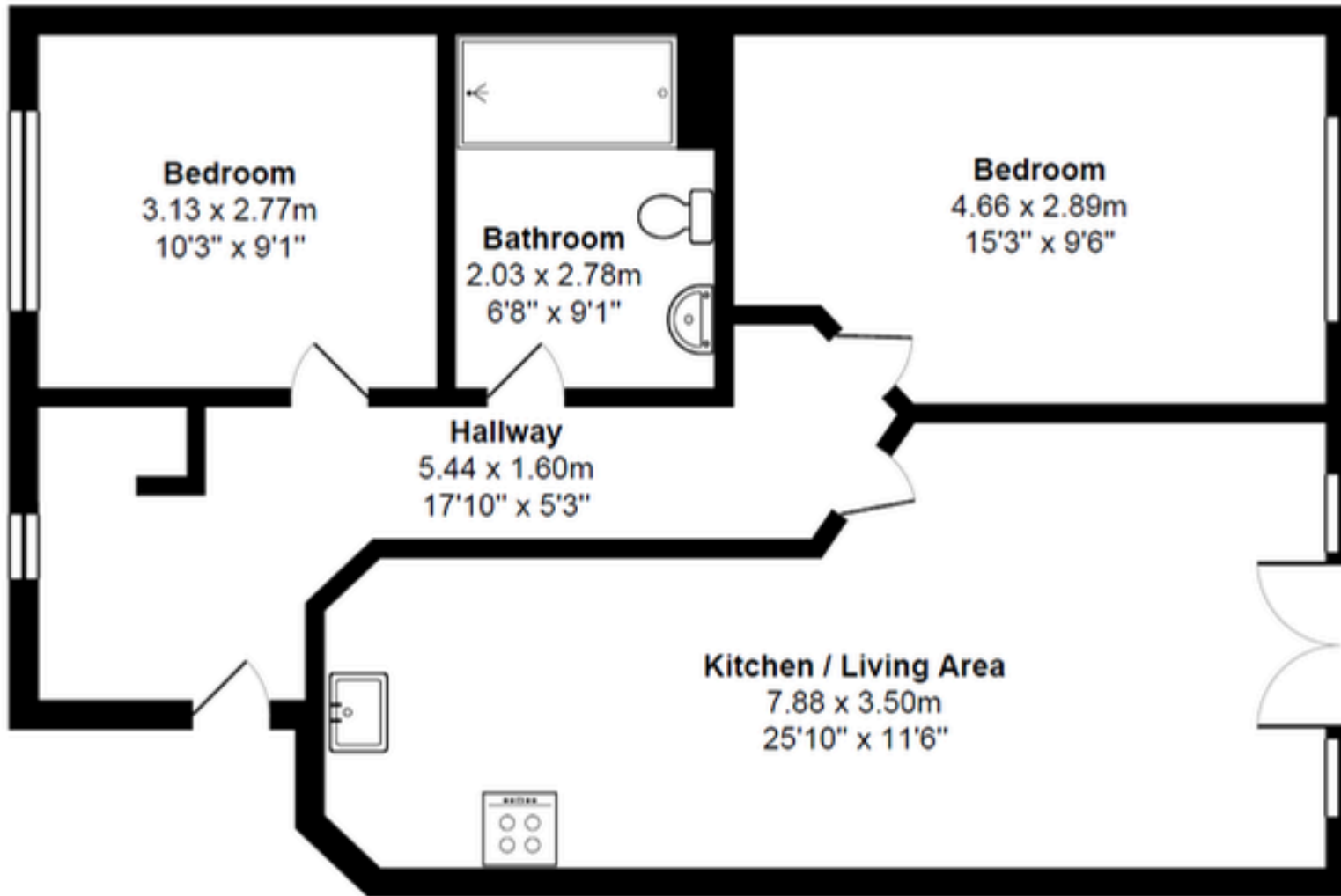


Ground Floor Apartment





Floor Plan



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.