



CORNERSTONE

25 Ashfield Park, Headingley, Leeds, LS6 2QT



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25 Ashfield Park

Guide Price £180,000

BEST AND FINAL OFFERS 3PM 24TH SEPTEMBER 2024

Cornerstone is delighted to offer for sale this two-bedroom first-floor apartment located in this quiet and leafy location of Headingley that is chain free.

Ashfield Park is a brilliant development having an owner-occupier-only policy and is situated in the Headingley Conservation Area.

The property benefits from being within walking distance of the popular centres of Headingley and Meanwood. This means the apartment is in striking distance of so many great amenities. These include while only naming a few, coffee shops, cafes, bars, pubs, restaurants, and supermarkets including a Waitrose in Meanwood, the list keeps going.

Transportation links are excellent and Leeds city centre can be accessed with ease from this location as well as Leeds University.

The apartment accommodation comprises a hallway with a storage cupboard that has space for a plumbed-in washing machine, a kitchen, an open plan sitting & dining room, a principal bedroom which has built-in wardrobes, a second bedroom, and a bathroom.

Externally the apartment is surrounded by lovely green communal gardens. The apartment has parking and a single garage.

We expect this apartment to be popular due to its location, size, price and no chain status.

APARTMENT HALLWAY

You enter into the apartment through a timber door. The hallway gives access to every room in the apartment and is decorated neutrally. The hallway has a wood effect floor and coving to the ceiling. A telephone intercom for the apartment's communal front door is located in the hallway which allows remote unlocking of the main door into the communal hallway. The hallway also benefits from a handy storage/utility cupboard which has space for a washing machine.

KITCHEN

The kitchen comprises ample lower and upper-level cupboards with a contrasting worktop and tiled splash backs. The kitchen utilities comprise a stainless sink with a drainer, an integrated oven with a hob above and space for a free-standing fridge freezer. A double-glazed window allows natural light in. The kitchen is decorated neutrally with a tiled floor.

UTILITY CUPBOARD

A handy storage/utility cupboard that is accessed from the hallway. This cupboard has space for a plumbed-in washing machine and ample storage is also present.

OPEN PLAN SITTING & DINING ROOM

A spacious neutrally decorated open plan sitting & dining room that is bright and airy courtesy of two large double-glazed windows which also have lovely views out. Again coving to the ceiling is present and a wood effect floor.

PRINCIPAL BEDROOM

A spacious principal bedroom that is decorated neutrally. This bedroom benefits from built-in wardrobes and two double-glazed windows allow natural light in. The apartment's gas boiler is situated in the built-in wardrobes.

BEDROOM TWO

The second bedroom is again neutrally decorated. A double-glazed window allows natural light in.

BATHROOM

The bathroom comprises a bath with a glass screen and an electric shower. A pedestal wash basin, toilet and a chrome towel radiator are present. The bathroom is neutrally finished and partially tiled.

THE GROUNDS

The grounds of Ashfield Park have ample parking. The grounds are surrounded by some lovely leafy mature trees, hedges and lawned areas.

GARAGE

The garage is accessed by an up-and-over door and can be seen from the apartment.

IMPORTANT INFORMATION

TENURE - LEASEHOLD - 163 years remaining from 2024.

Service Charge & Ground Rent - Currently £1,292.04 per annum.

Buildings Insurance - £316.00 per annum

Managing Agent - Adair Paxton.

Council Tax Band B.

No onward chain.

Located in the Headingley Conservation Area.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





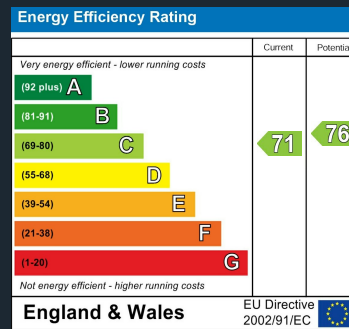
Ground Floor

Total Area: 57.1 m² ... 615 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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