




CORNERSTONE

# Flat 3, 19 Irwin Approach, Halton, Leeds, LS15 0DW



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# 19 Irwin Approach

## Guide Price £60,000

Cornerstone are delighted to present to the market this move-in-ready flat, which would be perfect for first-time buyers and investors alike.

This purpose-built, one-bedroom flat with an open-plan living space was built in the early 2000s and is offered for sale with no onward chain.

Found in the sought-after suburb of Halton, which is located roughly 4 miles to the east of Leeds city centre. Halton is a thriving suburb that offers a blend of local charm, urban convenience and scenic outdoor spaces. With a community feel, Halton attracts residents looking for easy access to the city and the motorway network while enjoying a quieter, suburban lifestyle. The flat is moments from many shopping amenities, pubs and restaurants. This location offers easy access to the scenic Templenewsam Park.

Situated on the third floor and accessed by stairs, this flat comprises a hallway, an open-plan kitchen living area, a bedroom and a bathroom.

The property also comes with a handy parking space.

We believe this flat will be popular given its finish, price and having no onward chain.

### **Communal Area**

You enter the communal area through a white uPVC door. The communal area is neutrally decorated and a staircase leads to the second floor (top floor) where the flat is situated. The communal area benefits from having several double-glazed windows that allow natural light in.

### **Hallway**

When you enter the flat you are greeted by a good-sized hallway that is decorated in modern tones. The hallway leads into the open-plan kitchen living area, the bedroom and the bathroom.



### Open Plan Kitchen Living Area

This open-plan living space is decorated in a modern colour scheme with a wood effect floor, some inset spotlights and a large double-glazed window that has a good elevated view. The kitchen comprises a number of lower and upper-level cupboards with a contrasting worktop and tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated oven with a hob above and an extractor hood. A fridge freezer and a washing machine are also included in the sale. The flat's gas boiler is located in the kitchen space.

### Bedroom

This spacious bedroom is decorated in a modern colour scheme with a large double-glazed window that offers a good elevated view out and beyond.

### Bathroom

A neutral bathroom that comprises tiled walls, a bath with a shower over and a glass screen. A pedestal glass wash basin with a mirrored cupboard above, a heated towel rail radiator and a toilet.

### Parking

An allocated parking space is located at the rear of the flats.

### Important Information

TENURE - LEASEHOLD - Term 999 years from 16th January 2004.

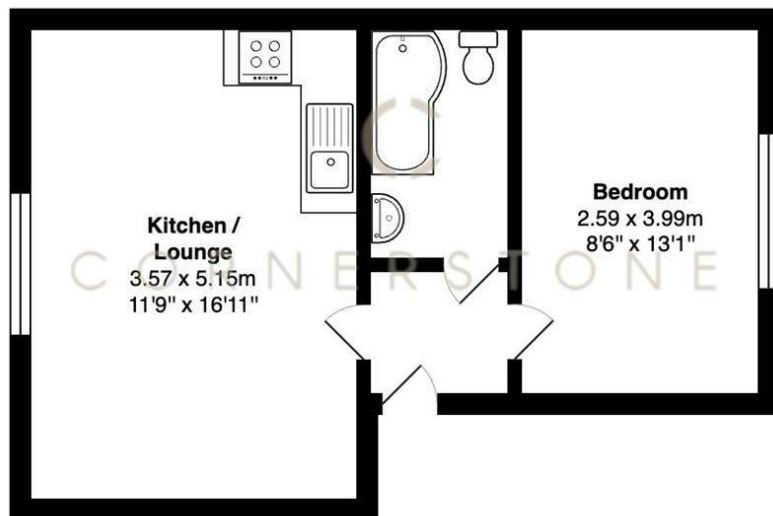
Service Charge, Buildings Insurance & Ground Rent - £160.00 per calendar month.

Council Tax Band A.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general





Total Area: 34.3 m<sup>2</sup> ... 369 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

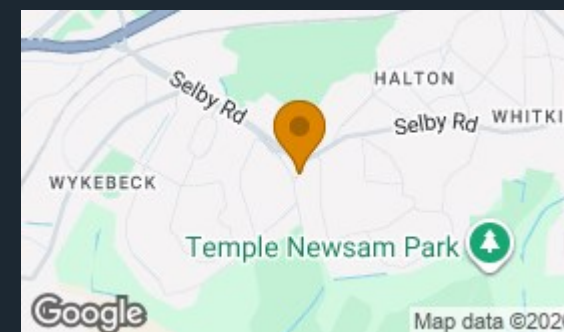
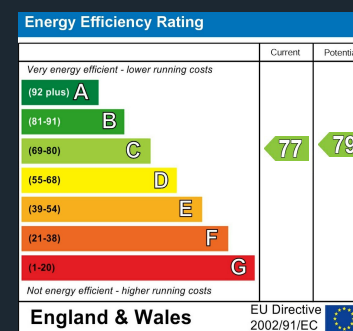
3. Measurements: These approximate room sizes are only intended as general guidance.

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. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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