



Iveson Drive, Leeds LS16 6NY

welcome to

Iveson Drive, Leeds

A well-presented two-bedroom upper floor flat, offering spacious accommodation in a convenient location close to local amenities and transport links. Ideal for first-time buyers, downsizers, or investors.



Entrance Hall

Benefits from a useful built-in storage cupboard, providing valuable additional storage space.

Lounge

Spacious and inviting, this room features two large double glazed windows, a fitted radiator, and contemporary ceiling spotlights. The feature fireplace adds character and charm, while the generous layout provides plenty of space for both living and dining furniture.

Kitchen

A well-appointed kitchen featuring a fitted radiator and an excellent range of wall and base units with under-cabinet spotlights. Integrated appliances include a gas hob with extractor fan above and a built-in oven. The kitchen also incorporates a sink with drainer and provides access to the balcony via a convenient external door.

Bedroom One

A double bedroom with two double glazed windows, a fitted radiator, and neutral décor throughout. Elegant coving to the ceiling adds character, while the abundance of natural light enhances the room's bright and airy feel.

Bedroom Two

A double bedroom featuring a double glazed window and fitted radiator. The room also benefits from a built-in cupboard, providing excellent storage space.

Bathroom

A spacious bathroom fitted with a large double glazed with and a three-piece suite comprising a bath with overhead shower, wash hand basin, and WC. Ceiling spotlights and partially tiled walls complete the room.

Balcony

Accessed directly from the kitchen, the private balcony offers an ideal space for outdoor seating and relaxation. The area is further enhanced by a

convenient built-in storage cupboard, providing valuable additional storage space.

External

The property further benefits from access to communal lawned gardens.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Iveson Drive, Leeds

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- COMMUNAL GARDEN
- WELL PRESENTED THROUGHOUT
- GREAT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 600.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107740 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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