20 Oakdene Vale, Shadwell, Leeds LS17 8XT
£99,950

AdairPaxton
Property Specialists

Situated in the attractive and well regarded development, just off Shadwell Lane with excellent amenities including the Ring Road close by, this delightful apartment simply MUST BE VIEWED to be appreciated. The property briefly comprises: communal entrance (for just two apartments), with stairs to the first floor, private entrance hall, good sized living room with space for a dining table, fitted kitchen, spacious master bedroom and house bathroom. Externally there is an allocated parking space and attractive communal grounds. The property is currently tenanted and will appeal to buy to let investors. Call us now to arrange a viewing!

Outside the Property
The property is set in well maintained communal gardens and there is an allocated parking space.

Communal Entrance
Via front entrance door, this entrance serves just two apartments. Stairs to first floor.

Private Entrance Hall

Living Room
16'5 x 10'10 (min) (5.00m x 3.30m (min))
(14'1") maximum. A good sized sitting room with an attractive gas fire in contemporary feature surround. Gas central heating radiator. Double glazed window overlooking the gardens.

Kitchen
Fitted with a range of wall, base and drawer units. Ceramic hob and eye level electric oven. uPVC double glazed window. Plumbing for an automatic washing machine and dishwasher. Pantry housing the combination boiler.

Bedroom
13'1 x 8'11 (3.99m x 2.72m)
A spacious double bedroom with fitted wardrobes providing hanging and storage space. Gas central heating radiator. uPVC double glazed window.

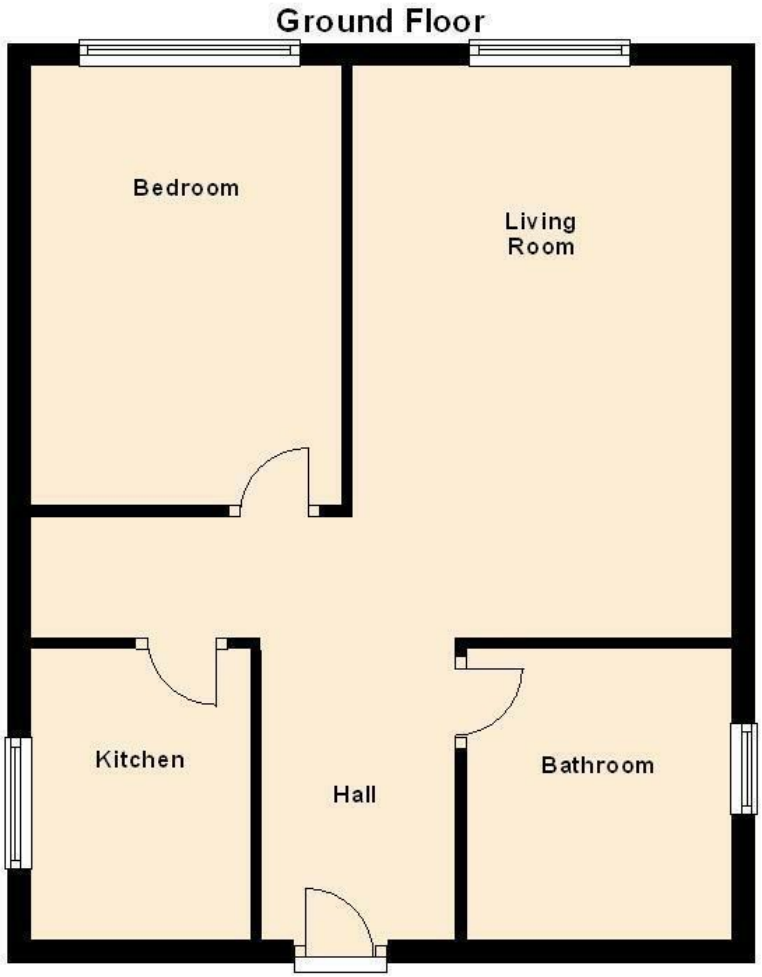
Bathroom
Fitted with a three piece suite comprising bath with shower attachment, wash hand basin and WC. Part tiled in complementary ceramics. Gas central heating radiator. Double glazed window.

Tenure
Leasehold. 99 years from 1983. Ground rent £50 per annum.

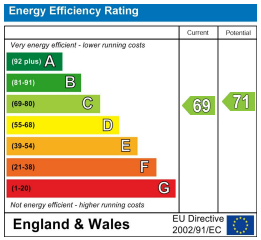
Maintenance Charges
The service charge is £878.04 per annum. This includes the buildings insurance and upkeep of the communal areas.

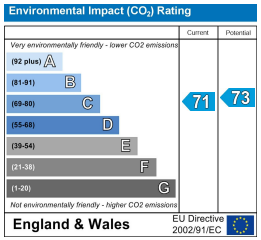
PRIVATE PROPERTY
NO
TRESPASSING

FLOOR PLANS



ENERGY PERFORMANCE





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MISDESCRIPTIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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