

Melton Avenue, Middleton, Leeds, LS10 4RA

£94,000

Council Tax Band: A



**ZERO MAINTENANCE FEES & NEGLIGIBLE GROUND RENT PROPERTY!!**

Open House Estate Agents South Leeds presents this One Bedroomed Apartment in a very Quiet and Tranquil Cul De Sac location in the LS10 area of Middleton.

This First Floor dwelling with Zero Maintenance Charges and a Negligible Peppercorn Ground Rent is ideally placed for commuting to Leeds and Wakefield and has lovely views of Open Woodland to the rear.

The property briefly comprises: Entrance with Stairway leading up to Lounge, Kitchen with freestanding appliances, Store, Bathroom with Full Sized Bath with Mixer Taps, Wash Basin and WC, Bedroom with Fitted Wardrobes and additional space, UPVC Double Glazing and Gas Central Heating Throughout.

**Outside:**

Front Garden/Patio with an array of shrubs and plants, Water Butt and Storage. Allocated Parking Spaces to the Front for residents and visitors. To the rear is Public Woodland which provide for picturesque views and a tranquil setting.



**Open House Huddersfield**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	