



198 Iveson Drive, Leeds, LS16 6PA

£240,000

Located in the most desirable part of Iveson Drive, enjoying wonderful views to the back and with no houses overlooking from either front or back, we offer this bigger than average and beautifully presented three bedroom Levitt Cartwright home for sale with NO CHAIN. Accommodation comprises; Entrance hallway, spacious lounge, modern dining kitchen, side lobby, utility and w.c. To the first floor; three good sized bedrooms and modern bathroom. Gardens front and rear and on street parking. The property benefits from Upvc double glazing, gas central heating and security alarm system. Lawnswood is a highly sought after residential area of Leeds. It is within walking distance of local cafes and bistros. The versatile amenities in Headingley are a short distance away, as is the Ring Road, which allows quick, easy access to other Leeds suburbs. There are local gyms, health spa, supermarkets, nurseries, one of the best GP practices in Yorkshire, excellent primary and secondary schools all within walking distance. Leeds Grammar School at Alwoodley Gates is accessible via the Ring Road and the school bus stops nearby. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway 5'10" x 11'5" (1.8 x 3.5)



Tiled floor, radiator and telephone point. Composite obscure double glazed door and Upvc obscure double glazed window to front. Coving to ceiling, staircase access to first floor and door to lounge;

Lounge 10'9" x 19'10" (3.3 x 6.05)



Two radiators, coving to ceiling and laminate floor. Upvc double glazed window to front and rear, telephone point and cable point. Archway to dining kitchen;

Dining Kitchen 11'5" x 13'9" (3.5 x 4.2)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Composite one a half sink and drainer, plumbing for washing machine, space for a range oven with and extractor hood above. Coving to ceiling, Upvc double glazed window to front and under cupboard lighting. Space for American fridge/freezer, tiled floor and winerack. Spotlights, radiator, electric meter and fusebox. Door to side lobby;

Side Lobby 4'7" x 7'10" (1.4 x 2.4)

Tiled floor, radiator and composite door with two Upvc obscure double glazed windows to side. Air vents and doors to cloaks/w.c. and utility;

Utility 4'7" x 8'2" (1.4 x 2.5)



Tiled floor, plumbing for washing machine, base units with laminate worktop and circular stainless steel sink. Tiled splashbacks, air vent and two Upvc double glazed windows to side. Wall mounted condensing combi 'Heat Line' boiler.

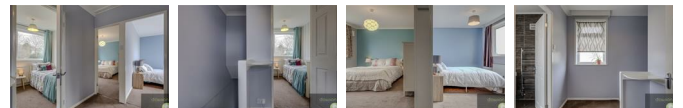
Cloaks/w.c. 2'7" x 4'7" (0.8 x 1.4)



Low flush w.c. tiled floor, stop tap, air vent and Upvc obscure double glazed window to rear.

First Floor

Landing



Radiator, Upvc obscure double glazed window to side, coving to ceiling and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 11'1" x 12'5" (3.4 x 3.8)



Double bedroom with radiator, coving to ceiling, air vent, cable point and Upvc double glazed window to front

Bedroom Two 8'6" x 12'5" to robe (2.6 x 3.8 to robe)



Double bedroom with radiator, telephone point and Upvc double glazed window to rear. Air vent and storage with hanging space and cupboard above

Bedroom Three 7'2" to robe x 8'6" (2.2 to robe x 2.6)



Single bedroom with radiator, Upvc double glazed window to front and overstairs storage with shelving, hanging space, drawers and cupboard above. Air vent.

Bathroom 5'4" x 7'8" (1.65 x 2.35)



Modern three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap and mains shower above. Coving to ceiling, air vent and chrome heated towel radiator. Tiled floor, tiled walls and UPvc obscure double glazed window to rear. Mirrored medicine cabinet with lighting.

External



To the front is a lawn garden with borders. Gas meter. To the rear is a lawn and decked garden. Security light and outside tap.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

B

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

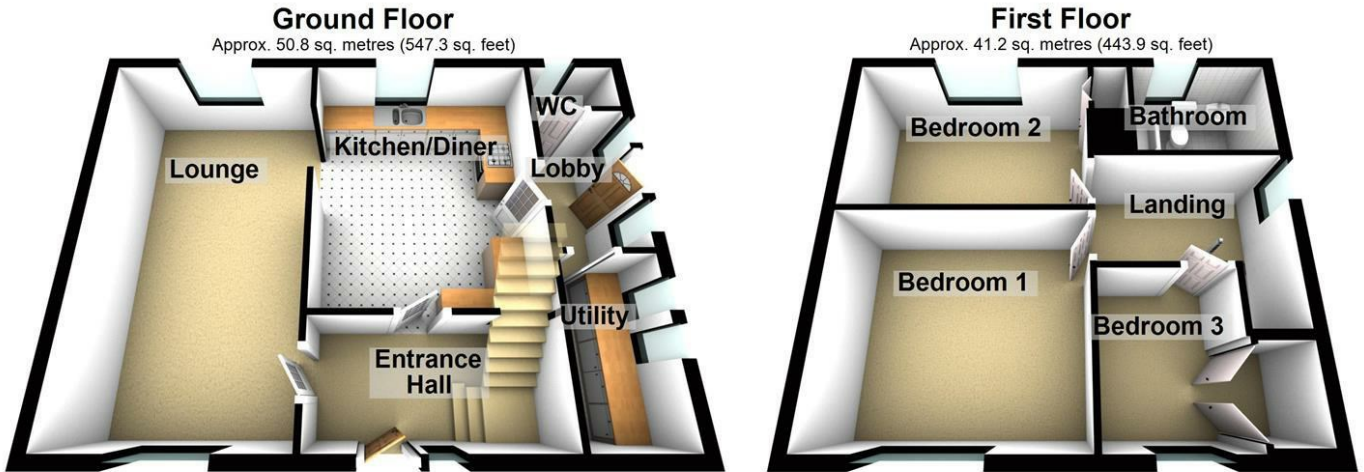
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

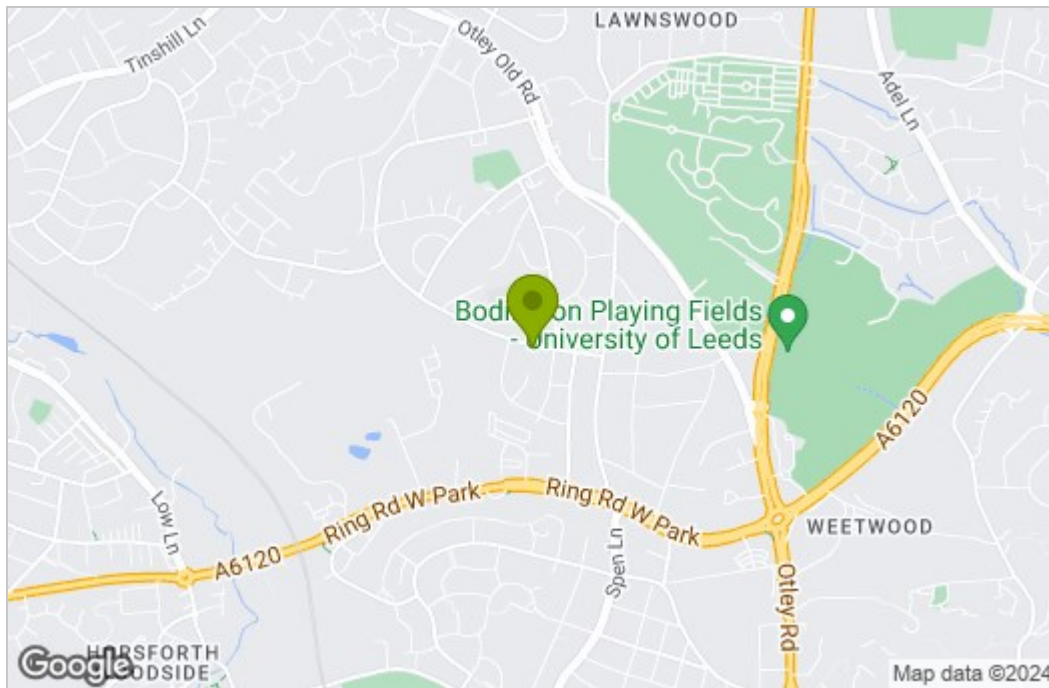
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Total area: approx. 92.1 sq. metres (991.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.