Mike Dobson







# 76 Wordsworth Drive

Oulton, Leeds, LS26 8EP

**Chain Free £130,000**

# 76 Wordsworth Drive

Nestled in the sought-after Wordsworth Drive, this charming first-floor flat in Oulton, Leeds, presents an excellent opportunity for those seeking a comfortable and convenient living space. With its prime location, this property is ideal for individuals or couples looking to enjoy the benefits of a friendly community while being close to essential amenities.

Upon entering, you will find a spacious reception room that serves as a perfect area for relaxation and entertaining guests. The separate fitted kitchen is well-equipped, making meal preparation a delight. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom features a modern four-piece suite, complete with both a shower and a bath, catering to all your daily needs.

One of the notable features of this property is the dedicated parking space for one vehicle, ensuring secure and convenient parking. The surrounding area of Oulton is renowned for its welcoming atmosphere and easy access to local shops, schools, and parks, making it an ideal place to call home.

This flat offers a long lease of 999 years, with 967 years remaining, and a peppercorn rent of £240 per annum, reviewed annually, adding to its appeal as a sound investment. Whether you are a first-time buyer or in search of a rental property, this lovely apartment is sure to meet your needs. Do not miss the chance to make this delightful flat your own and enjoy all that Oulton has to offer.









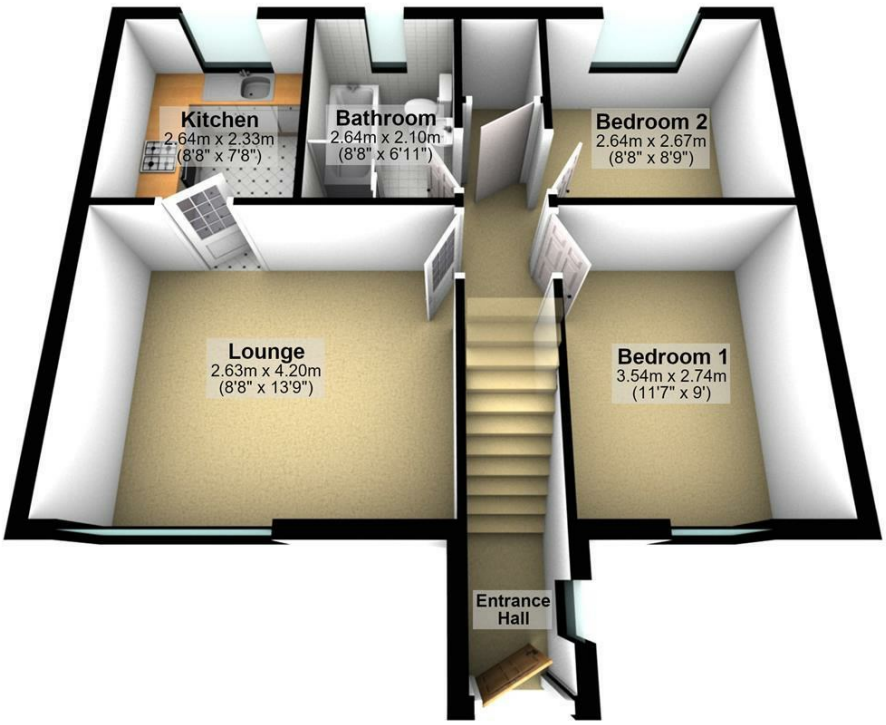
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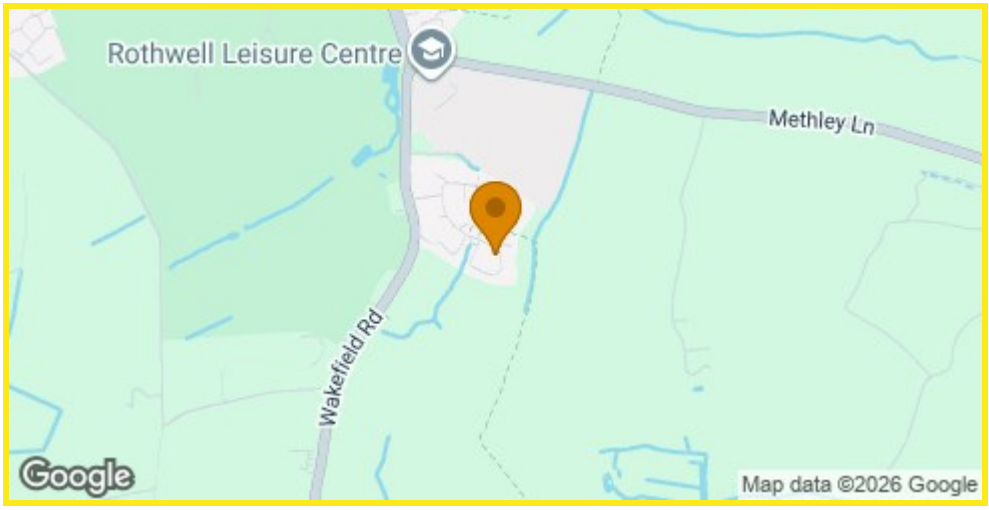
## Floor Plan

### Ground Floor

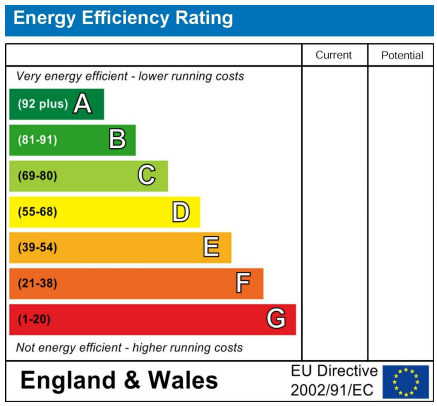



Total area: approx. 49.3 sq. metres (531.2 sq. feet)

## Area Map




## Energy Efficiency Graph




## Directions

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