

# HUNTERS®

HERE TO GET *you* THERE

**Thwaite Court, Cornmill View, Horsforth, LS18**

**Guide Price £200,000**

**Property Images**

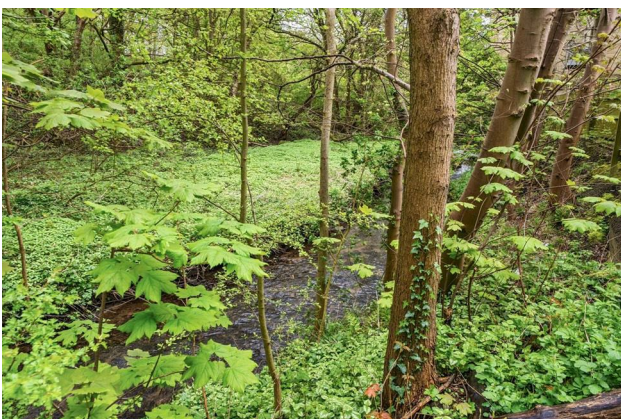




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## Property Images

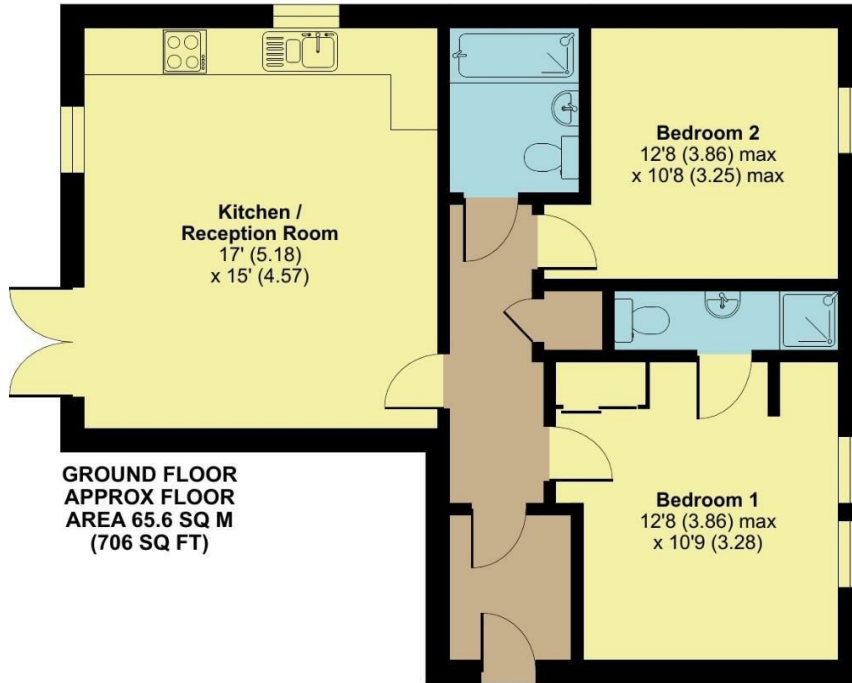


## Floorplan

### Cornmill View, Horsforth, Leeds, LS18

Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale

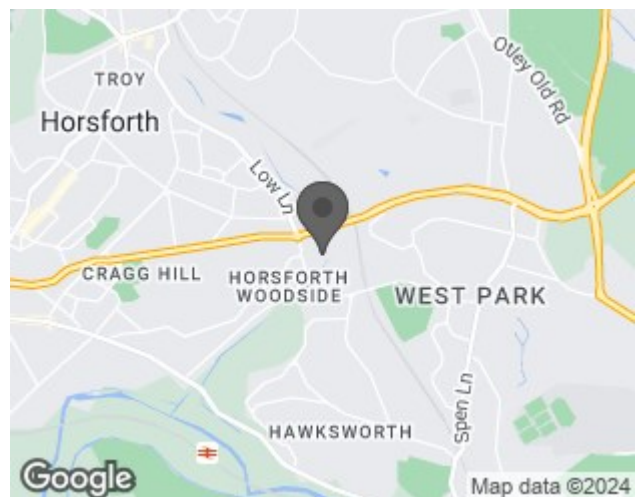


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1117366

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold



## Summary

Nestled in the sought-after locale of Horsforth, Thwaite Court offers an enviable lifestyle within close proximity to amenities, Kirkstall Forge, and Horsforth Train Station, providing convenient commute routes to the city centre. We are thrilled to present this exquisite and spacious two-bedroom apartment that encapsulates modern living at its finest.

### Key Features:

- Beautifully modernised, presenting a move-in ready opportunity.
- Open-plan layout accentuating contemporary design.
- Recently refurbished open-plan kitchen boasting a breakfast bar for casual dining.
- Generously sized lounge area, seamlessly extending to an outdoor seating area through double doors.
- Two double bedrooms, with the master featuring fitted wardrobes and a sleek en-suite.
- Stylishly refurbished bathroom, complete with a shower over the bath and fully tiled finish.
- Spacious entrance vestibule and hallway offering versatility, ideal for creating an office space if desired.
- Stunning outdoor space, exceeding expectations with its breathtaking setting overlooking woodland and wildlife, accompanied by the serene sounds of the nearby beck—a true rarity.
- Allocated parking bay for convenience.
- Access to communal entrance and gardens, enhancing the sense of community and relaxation.

This idyllic setting must be experienced firsthand to truly appreciate its allure, especially as we approach the leisurely months of summer—making it the perfect haven for relaxation and unwinding.

Look no further, seize this opportunity today. Call now to arrange your viewing and secure this stylish apartment before it's too late.

### Leasehold:-

Ground Rent:- £180 per annum

Service & Maintenance Charge:- £1400 per annum

## Features

- TWO BEDROOM / TWO BATHROOM APARTMENT • GROUND FLOOR • FULLY MODERNISED - MOVE IN READY • OPEN PLAN LIVING • BEAUTIFUL OUTSIDE SPACE WITH WOODLAND OUTLOOK • CLOSE TO TRAIN STATIONS • COUNCIL TAX BAND:- B • EPC RATING: D