



CORNERSTONE

4 Scholars Gate, Garforth, Leeds, LS25 1BF



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4 Scholars Gate

£125,000

Cornerstone are delighted to offer for sale this first floor one-bedroom furnished (turn key) apartment with Juliet balconies.

This stunning apartment comprises an amazing open plan sitting, dining and kitchen with a Juliet balcony, hallway, double bedroom with Juliet balcony and a bathroom. The apartment is situated in a block of three apartments, entry is via a secure ground floor entrance door with an intercom system. The apartment boasts a communal garage with its own designated parking/storage space within.

Located off Selby Road, it is located in an ideal location with easy access to Garforth town centre including its Train Station, the M1 motorway and Leeds city centre.

This property is currently tenanted until the 30th June 2024 at £695 per calendar month. It is sold with no onward chain.

COMMUNAL HALLWAY

The communal hallways are neutrally decorated and well kept. The apartment is located on the first floor. A stairwell leads to the apartment.

HALLWAY

A neutrally decorated hallway that benefits from an airing/storage cupboard that houses the hot water cylinder. The hallway leads to open plan sitting, dining and kitchen, double bedroom and bathroom.

OPEN PLAN SITTING, DINING AND KITCHEN

A brilliant open plan space. The sitting room/dining room is neutrally decorated in modern tones and has a Juliet balcony. This space is carpeted and opens into the kitchen. The kitchen comprises ample lower and upper level cupboards, an island, worktops with tiled splash backs. The kitchen utilities comprise a circular sink with separate circular drainer, oven, grill, four ring hob with an extractor above, integrated fridge, freezer, washing machine and tumble dryer are all present. A handy storage cupboard exists.

DOUBLE BEDROOM

A neutrally decorated double bedroom that boasts a Juliet balcony that allows natural light in.

BATHROOM

A stunning bathroom which comprises a bath with an electric shower & glass screen, pedestal wash basin and a low-level W.C. The bathroom is predominately tiled. A frosted double-glazed window allows ample natural light in.

GARAGE

Accessed from the courtyard within the development an up and over door leads in to a garage space. The garage space is open with two other garage spaces.

THE GROUNDS

The grounds of Scholes Gate are well tended and clean with a number of block paved roadways.

PLEASE NOTE

TENURE - LEASEHOLD - 983 Years remaining.

Ground Rent £150 per annum.

Service Charge & Building Insurance £2,240 per annum.

The property is currently tenanted until 30th June 2024 on a fixed term contract at £695 per calendar month.

Council Tax Band A.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

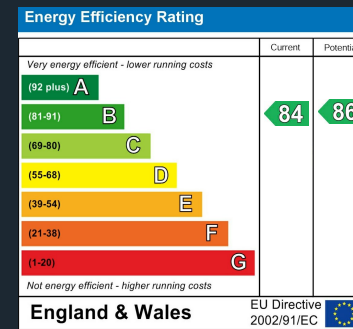
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

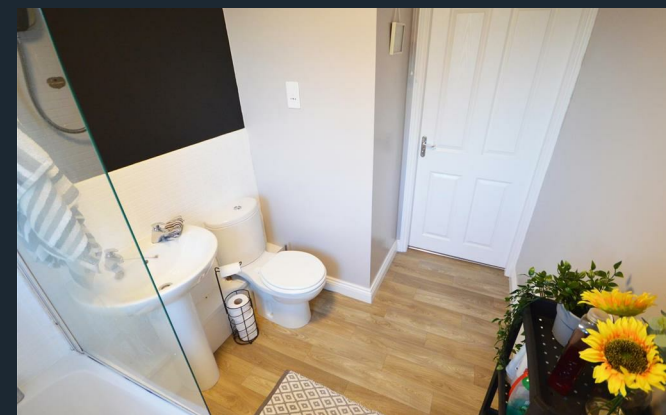
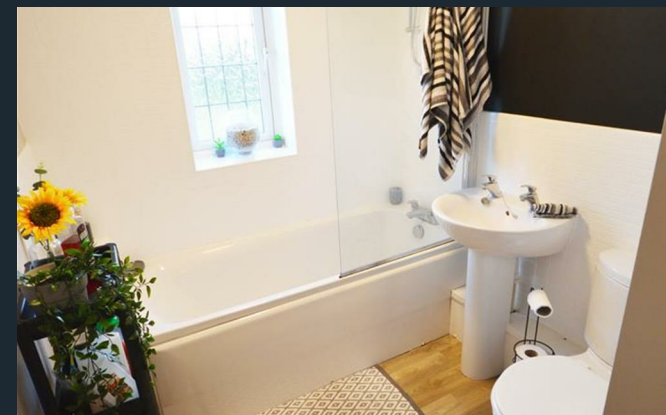


5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
A





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