



Grangefield Court | Garforth | LS25 1LQ

£116,000

One bedroom ground floor apartment | Council Tax Band B | EPC Rating C

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\*\*\* ONE BEDROOM GROUND FLOOR APARTMENT. OVER 55's ONLY. NO CHAIN! COMMUNAL GARDEN & PARKING. LEASEHOLD \*\*\*

Offered for sale with NO CHAIN! ONE BEDROOM GROUND FLOOR APARTMENT for the OVER 55'S ONLY! The property has both central heating and double-glazing throughout, with a new gas boiler installed in June 2023. The accommodation, which requires some updating, briefly comprises: Communal entrance hallway, private inner hallway with built-in storage cupboards, good sized lounge with ample room for a dining area, good size kitchen, bathroom and a double bedroom with fitted wardrobe with sliding mirrored doors. The popular complex offers use of communal lawned gardens, communal parking, a summerhouse and a laundry room. The property is located within a short distance of public transport links and a short drive away of Main Street, Garforth, which offers fantastic amenities, two train stations and close to motorway connections.

#### Communal Entrance

Communal entrance door.

#### Entrance Hall

Coving to the ceiling, walk-in storage cupboard and a handy built-in airing cupboard with useful shelving. Door to:

#### Lounge 4.78m x 3.40m max (15'8" x 11'2" max )

Double-glazed window to the front, sliding internal window to the kitchen, radiator, coving to the ceiling, two ceiling fans, free standing electric log effect electric fire with surround. Also benefiting from a 2 way emergency intercom alarm with remote button.

#### Fitted Kitchen 1.96m x 3.02m (6'5" x 9'11")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks and an electric point for a cooker.

#### Bathroom

Fitted with a three piece coloured suite comprising; panelled bath, wash hand basin and a low-level WC,. Tiled surround, extractor fan, single radiator and tiled flooring.

#### Master Bedroom 2.95m x 3.40m (9'8" x 11'2")

Double-glazed window to the rear, built-in wardrobe with mirrored sliding doors, with hanging rail and shelving, and houses the gas boiler, radiator, coving to the ceiling and a ceiling fan,

#### Outside

There is a communal good sized central lawned area with shrub beds. In addition, there is a communal summerhouse to use, and laundry room (extra charges might apply). There is also communal off-road parking spaces available, on a first come, first serve basis.

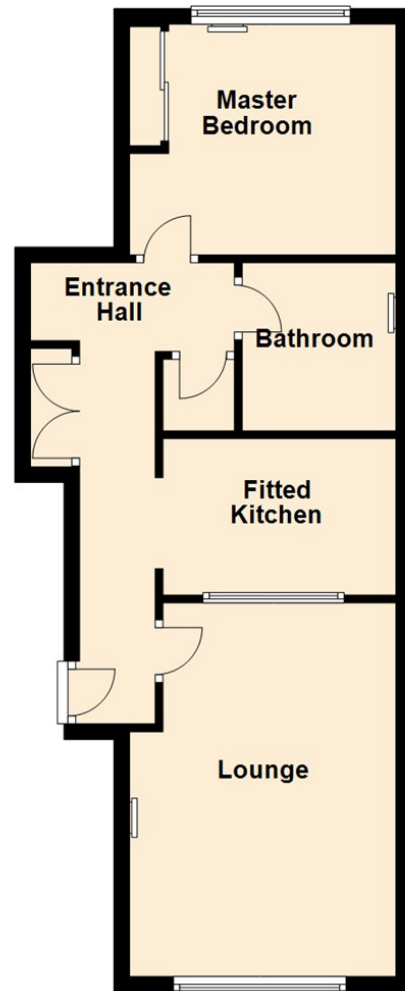
#### Agents Note

Please note this property is LEASEHOLD. Lease is 999 years from 17th July 2018.

Any information in relation to the service charge and ground rent will be confirmed in writing. There is a monthly charge of £106.00 payable, for 10 months of the year and reviewed annually. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



### Ground Floor



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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