



New Forest Way | Middleton | LS10 4GH

£130,000

Two bedroom apartment | EPC C | Council Tax B

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TWO BEDROOM SECOND FLOOR APARTMENT NO CHAIN *** TELEPHONE SECURITY SYSTEM ***

Offered with no onward chain and found in the extremely popular residential development of New Forest Village, this two bedroom second floor apartment offers spacious living accommodation throughout and excellent access to commuter links including Leeds city centre and motorways.

Briefly comprising; entrance hall, large lounge area and open-plan to the fitted kitchen, two good size bedrooms and a house bathroom. The property has been totally refurbished with new high quality wood flooring through the hall and living room and is newly decorated This property is a 'must see' and is in a ready to move in to condition.

Would suit a number of buyers, from those looking for a starter home, first time buyers or a down sizer, so don't delay.

Externally the property benefits from a telephone security entry system and allocated off-street parking.

Entrance Hall

Access to the property is granted through an internal door from the communal entrance hall and has a telephone security entry system, built-in storage cupboard and internal doors into;

Lounge 3.88m x 4.37m (12'9" x 14'4")

The lounge is a large light, bright room located to the front of the property with a television point, electric storage heater and PVCu double-glazed bay windows.

Kitchen 1.56m x 3.75m (5'1" x 12'4")

Fitted with wall and base level units with work surfaces over and a single bowl sink and drainer with stainless steel mixer tap over. Integrated; electric oven, electric hob and extractor over and space for a washing machine, fridge and freezer. PVCu double-glazed window.

Bedroom 1 4.19m x 2.51m (13'9" x 8'3")

The master bedroom is an extremely good size double located to the side of the property with a television point, electric storage heater and a PVCu double-glazed window.

Bedroom 2 2.60m x 3.55m (8'6" x 11'8")

Bedroom two is a good size and has a PVCu double-glazed window to the side aspect and an electric storage heater.

Bathroom

A three piece suite comprising; panelled bath with shower over, low flush WC, pedestal wash hand basin, shaver point and an extractor fan.

External

Externally the property benefits from a telephone security entry system and allocated off-street parking.





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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