



Scampston Drive | East Ardsley | WF3 2FZ

£110,000

One bedroom apartment | Council Tax Band B | EPC rating B

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*****ONE BEDROOM APARTMENT***READY TO MOVE IN TO***STYLISH AND MODERN*****

Found in an extremely popular residential location offering excellent access to commuter links. Ideal for first-time buyers or for investment.

This one double bedroom first floor apartment briefly comprises; entrance hall, open-plan lounge/kitchen area, a double bedroom and a house bathroom.

Externally the property benefits from an allocated off-street parking space and a telephone security entry system affording access into the communal entrance hall.

Internal viewing is highly recommended.

Entrance

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

Kitchen 2.70m x 2.19m (8'10" x 7'2")

Fitted with a range of wall and base level units with work surfaces over and a one and a half bowl sink and drainer with a stainless steel mixer tap over. Integrated fridge and freezer, electric oven, gas hob with a stainless steel extractor hood over and a washer/dryer with an additional extractor. Opening up to:

Lounge 3.81m x 3.06m (12'6" x 10'0")

The lounge is a large light, bright room located to the front of the property with a television point, central heated radiator and PVCu double-glazed patio doors opening onto a mezzanine balcony.

Bedroom 1 3.49m x 3.14m (11'5" x 10'4")

The bedroom is a good size double and is located to the front of the property with a central heated radiator and a PVCu double-glazed window.

Bathroom

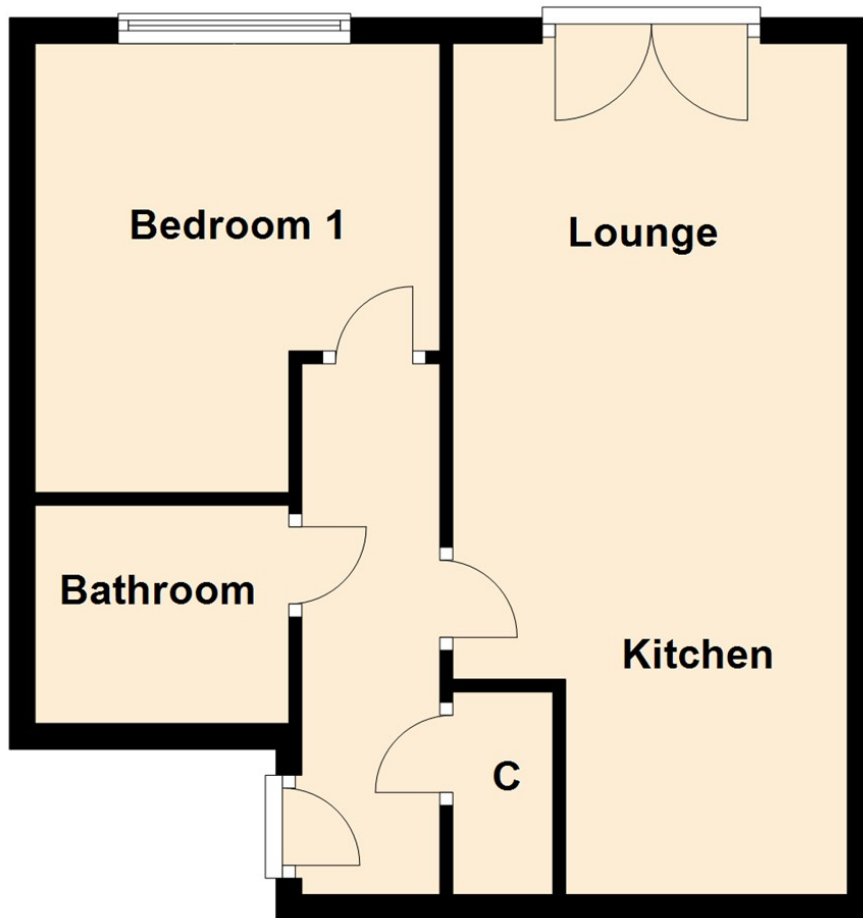
A modern three-piece suite comprising; panelled bath with shower over, low flush WC, pedestal wash hand basin and a central heated radiator.

External

Externally the property benefits from an allocated off-street parking space and a telephone security entry system affording access into the communal entrance hall.



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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

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