



Aberford Road | Oulton | LS26 8SN

£135,000

Two bedroom ground floor apartment | Council Tax Band A | EPC rating C

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\*\*\*RARE OPPORTUNITY. GROUND FLOOR APARTMENT. PARKING. NO CHAIN\*\*\*

This immaculate ground floor apartment, ideal for couples or a single person, is now available for sale. The property boasts a well maintained open-plan reception room, providing a spacious and bright living area. The open-plan kitchen is equipped with modern appliances, perfect for those who enjoy cooking or entertaining guests.

Featuring two double bedrooms, both filled with natural light, this apartment offers comfortable living spaces. The shower room includes a walk-in shower and is part of a three piece suite, adding a touch of luxury to everyday routines.

Situated in an area with strong local community ties, this property benefits from excellent public transport links, making commuting a breeze. Additionally, residents can easily access a variety of local amenities, enhancing convenience and quality of life.

For added convenience, the apartment includes parking facilities, a sought after feature in this bustling area. Don't miss the opportunity to make this charming apartment your new home.

Please note this is a leasehold property with 985 lease remaining. The apartment is freehold and there is no ground rent payable.

### Porch

Double-glazed entrance door and front window, door to;

### Lounge Area 3.53m x 2.63m (11'7" x 8'8")

A good size open-plan lounge area, with a central heating radiator, a double-glazed window and a storage cupboard housing the central heating boiler. (A new boiler was installed June 2023).

### Kitchen Area 2.94m x 2.15m (9'8" x 7'1")

Having ample wall and base units, counter tops and tiled splash backs. Sink and drainer unit, built-in oven, hob with an extractor over, pelmet lighting, plumbed for a washing machine and space for a fridge/freezer.

### Inner Hallway

Doors to:

### Bedroom 1 2.94m x 3.45m (9'8" x 11'4")

A double bedroom with neutral decor, double-glazed window and a central heating radiator.

### Shower Room

A good sized room with a three piece suite comprising; a walk-in shower unit with a glass bi-fold door, vanity wash hand basin and a low flush W.C, tiled walls, wall mirrors and a central heating radiator.

### Bedroom 2 1.93m x 2.46m (6'4" x 8'1")

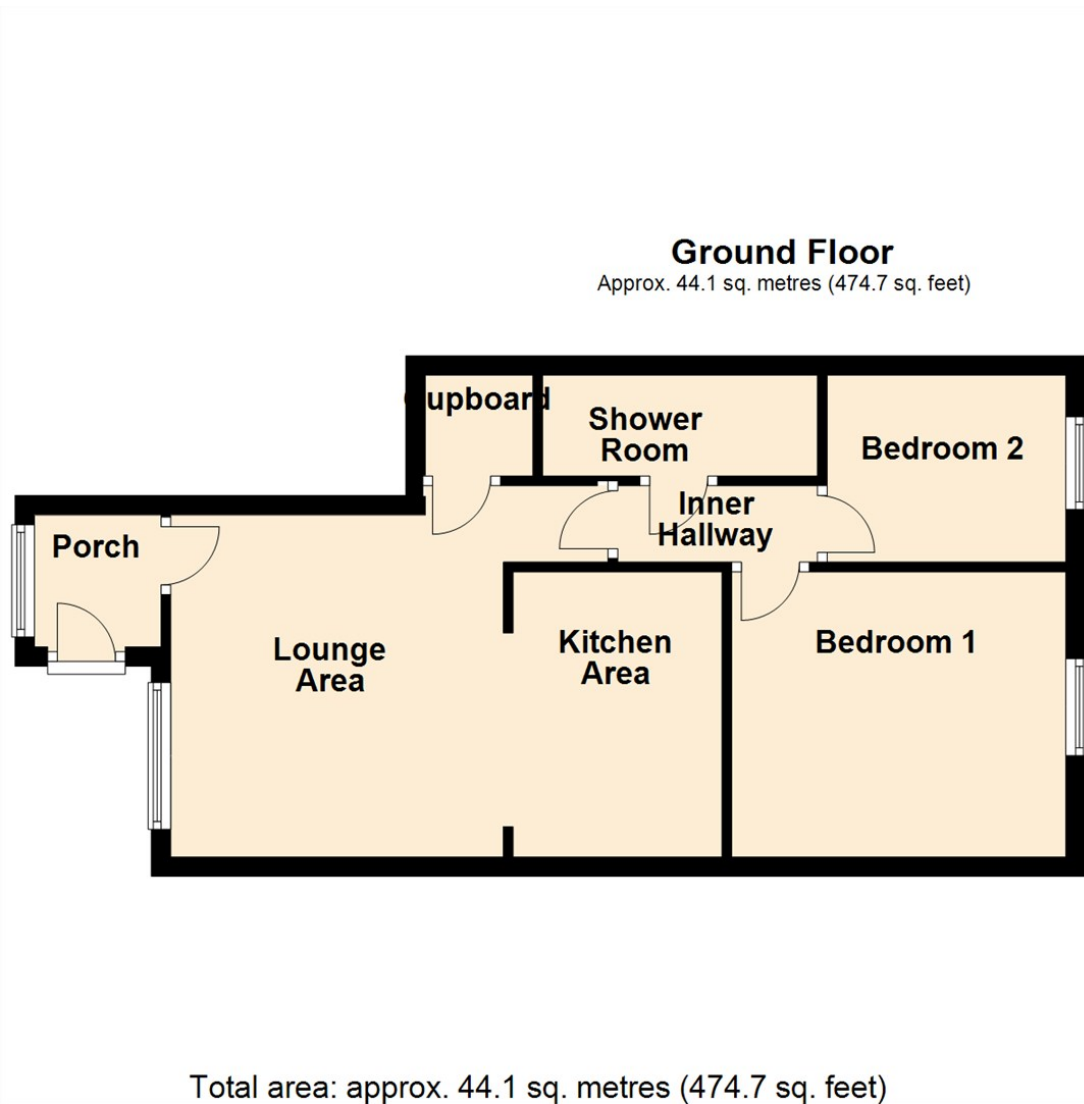
A double bedroom with neutral decor, a double-glazed window and a central heating radiator.

### External

To the front, the property abuts the main road. To the rear is a communal garden and a separate parking bay allocated to the flat.







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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