



Main Street | Methley | LS26 9JP

£225,000

Two Bedroom Top Floor Over 55's Apartment | Council Tax Band B | EPC Rating B

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*****BEAUTIFULLY PRESENTED TWO BEDROOM RETIREMENT APARTMENT AGE 55 PLUS WITH NO ONWARD CHAIN*****

Presenting an immaculate apartment for sale, situated in a serene and peaceful locality with a strong local community. This property has been meticulously maintained and showcases a modern aesthetic throughout its rooms.

The property offers two spacious bedrooms, both benefiting from natural light and double-size proportions. The first bedroom includes built-in wardrobes, providing ample storage space. The second bedroom offers a generous space, making it a versatile option for any potential buyer.

The apartment features an open-plan kitchen equipped with modern appliances and adorned with stylish wood countertops. Drenched in natural light, offering a bright and airy cooking environment. Adjacent to the kitchen, is the open-plan reception room, featuring a tranquil garden view and access to a balcony. This setup fosters an easy, free-flowing living space, perfect for relaxation and entertaining guests.

A newly refurbished bathroom serves the property. It includes a heated towel rail and a walk-in shower, providing a touch of luxury to the everyday routine.

One of the unique features of this property is the 24/7 concierge service, offering convenience at your doorstep. Furthermore, the property includes parking, a rare and valuable amenity in such a sought-after location.

The property is ideal for over 55's looking for a peaceful retreat whilst still being part of a vibrant community. The combination of comfort, community, and convenience makes this property a uniquely attractive home.

Entrance Hall

Door to Storage cupboard, door to:

Kitchen/Dining/Lounge 2.00m x 4.43m (6'7" x 14'6")

Fitted kitchen with built in oven, hob and extractor, integrated fridge freezer, space for washing machine, sink and drainer unit, pelmet lighting, ceiling spot lights, open

plan dining area and lounge with T.V point, double glazed window, central heating radiator, double glazed window and door leading out to the balcony area.

Balcony 1.06m x 1.79m (3'6" x 5'10")

Over looking the garden area

Bedroom 3.58m x 2.60m (11'9" x 8'6")

Double glazed window to rear, built in wardrobe, wall lights.

Bedroom 2.83m x 3.85m (9'3" x 12'8")

Double glazed window and central heating radiator, wall lights.

Shower Room 1.90m x 2.78m (6'3" x 9'1")

Large walk in shower with glass screen, vanity wash hand basin with built in storage cupboard below, and low flush w.c, fully tiled walls a floor, ceiling spot lights.

External

N.B

Externally the property sits within well maintained communal grounds and residents parking is available. Mexborough Grange offers amenities including; Communal kitchen area and lounge, on-site hair salon and a programme of entertainment. There is a communal laundry room which provides washers and dryers and ironing facilities.

Tenure/Service

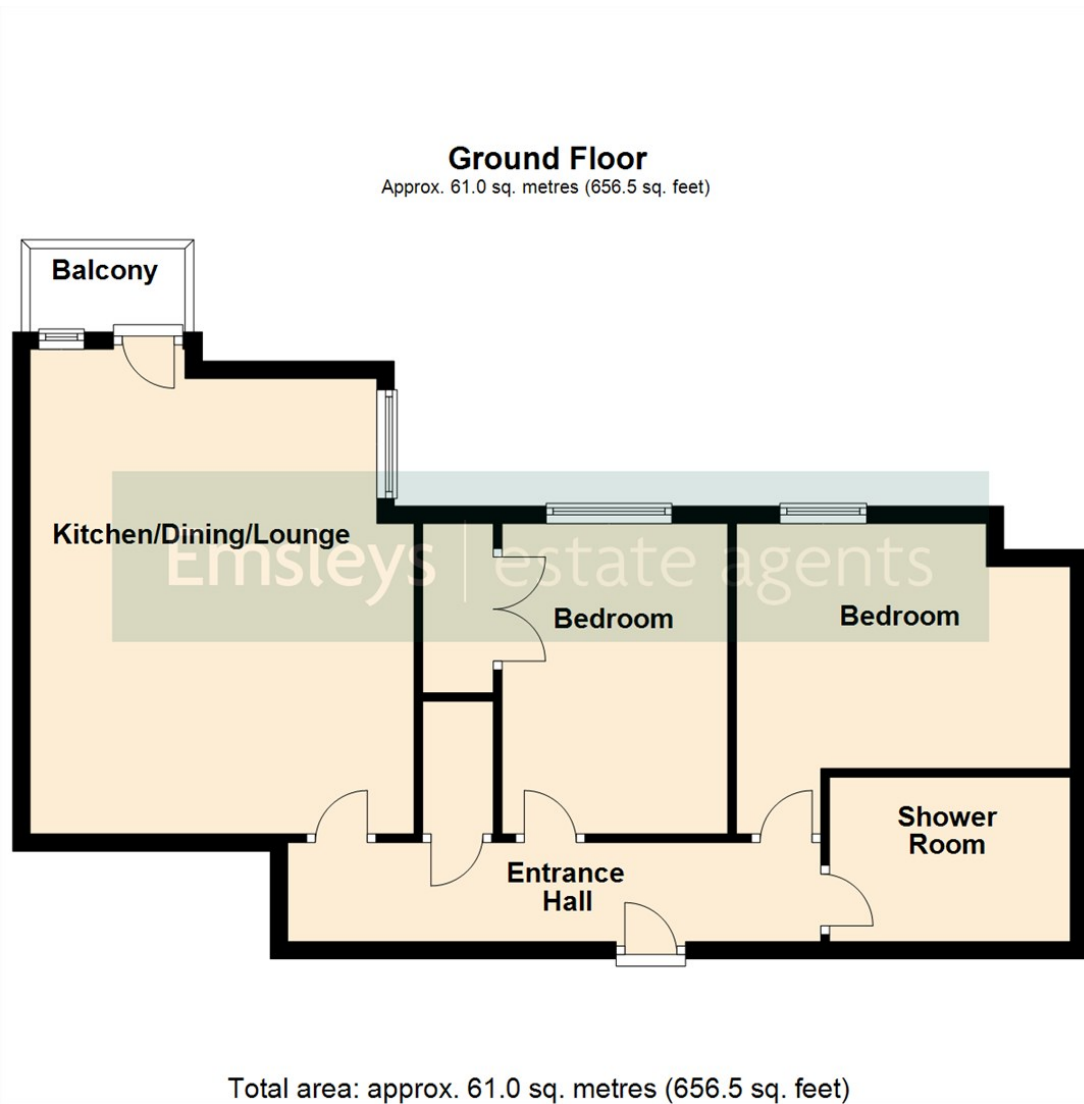
Tenure

Leasehold - 999 years from 2021

Service Charge

Service Charge £401.50 per month including electric and water rates, plus £183.21 per month for on-site manager and out of hours emergency call monitoring.





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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