



Fenton Place | Middleton | LS10 4FH

£132,500

Two bedroom Second Floor Apartment | EPC C | Council Tax B

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SECOND FLOORTWO BEDROOM APARTMENT***OPEN PLAN LIVING***NO CHAIN***

Ideal for investors and can achieve £900 PCM

We are delighted to present to the market this attractive apartment, listed for sale and in excellent condition. This property is a matchless opportunity for first-time buyers and investors looking for a well-maintained, modern home.

This desirable apartment boasts two generously sized double bedrooms. The open-plan theme continues into the Lounge area, which features french doors that invite plenty of light into the space. Here, you will find ample room to relax and entertain. The open-plan kitchen is a highlight of the property, offering abundant natural light and dining space. This area is perfect for hosting dinner parties or enjoying a quiet breakfast.

The master bedroom serves as a peaceful sanctuary, featuring an en-suite for added comfort and convenience. The second double bedroom is equally spacious and well-appointed.

The property includes one bathroom, fitted with a tasteful three-piece suite, ensuring all your needs are met.

Unique features such as parking enhance the convenience of this property. The location is another significant advantage. It is within close proximity to public transport links, allowing for easy commuting. Nearby green spaces provide opportunities for leisure and outdoor activities.

In summary, this apartment offers an enviable blend of comfort, style, and convenience. Its open-plan design, ample living space, and ideal location make it a perfect choice for first-time buyers. Arrange a viewing soon, and seize this opportunity to own a fantastic home in a desirable location.

Hallway 1.53m x 3.23m (5'0" x 10'7")

Intercom system, electric storage heaters, doors to

Lounge/Kitchen Dining Room 2.00m x 4.90m (6'7" x 16'1")

Large open plan living, wood flooring, double french doors, T.V point, space for dining room table and chairs. Fitted

kitchen with ample wall and base units, tiled splash back, built in oven, hob and extractor over, space for fridge freezer and plumbed for washing machine. Two double glazed windows

Bedroom 1 3.83m x 3.36m (12'7" x 11'0")

Double bedroom with electric storage heater, T.V point, double glazed window, door to

En-suite Shower Room

Having a corner shower unit with glass doors, vanity wash hand basin, low flush W.C, tiled splash back, wall mounted ladder rail.

Bedroom 2 3.83m x 1.98m (12'7" x 6'6")

A smaller double bedroom with electric storage heater and double glazed window.

Bathroom 2.36m x 1.57m (7'9" x 5'2")

Comprising of a three piece suite, paneled bath, vanity wash hand basin and low flush W.C, Part tiled walls.

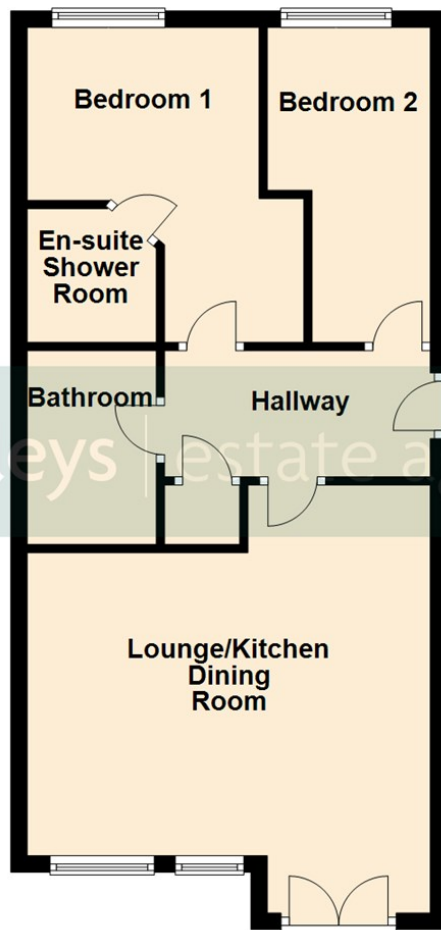
External

There is one car parking space



Ground Floor

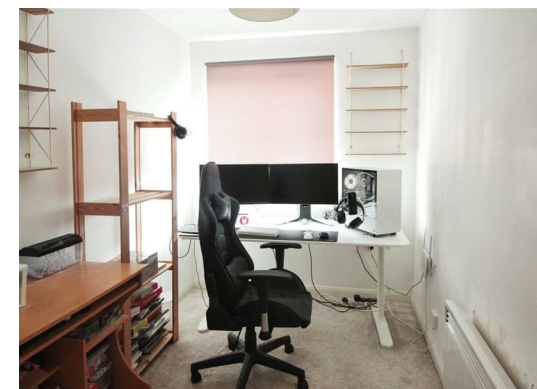
Approx. 50.8 sq. metres (546.5 sq. feet)



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Total area: approx. 50.8 sq. metres (546.5 sq. feet)

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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