



Murray Way | New Forest Village | LS10 4GA

£125,000

Modern 2 Bed Apartment | EPC C | Council Tax B

**Emsleys** | estate agents

\*\*\*NO CHAIN\*\*\*SECOND FLOOR APARTMENT\*\*\*PARKING\*\*\*

Presenting an immaculate flat, recently decorated to the highest standard, and now offered for sale. This property is perfectly situated in a sought-after location with the convenience of public transport links, nearby schools, and green spaces in close proximity.

The flat boasts an open-plan design, inviting an abundance of natural light that complements the tasteful interiors. The reception room is a highlight, featuring French doors that open to reveal stunning surroundings. The kitchen, also designed in an open-plan style, offers a refreshing space to prepare meals and socialise.

The property comprises two bedrooms, one double and one single, suitable for various living arrangements. The double bedroom offers ample space and comfort, while the single bedroom can serve as a cosy getaway or even a home office. The bathroom is equipped with a three-piece suite, providing a tranquil space to relax and unwind.

One of the unique features of this property is the dedicated parking space, a valuable amenity in such a desirable location. The property is ideal for first-time buyers looking for a start in the property market or investors seeking a valuable addition to their portfolio.

In summary, this flat offers a unique blend of style, comfort, and convenience. Its immaculate condition, combined with its location and unique features, make it a truly appealing prospect for potential buyers. Don't miss out on this opportunity to own a piece of prime real estate in a sought-after location.

**Entrance Hall 1.52m x 4.80m (5'0" x 15'9")**

Door to:

**Entrance Hall**

Built in airing cupboard.

**Lounge 4.32m x 4.24m (max) (14'2" x 13'11" (max))**

Neutral décor, fully carpeted and wall mounted electric panel heater, double glazed French double door with Juliette balcony

**Fitted Kitchen 2.72m x 2.51m' (8'11" x 8'3')**

Fitted with a matching range of base and eye level units with work tops space over, tiled splash backs, integrated larger fridge/freezer, dishwasher, washing machine/drier, built in double electric oven, ceramic hob with extractor hood and recessed spotlights.

**Master Bedroom 4.17m x 2.49m (13'8" x 8'2")**

Double bedroom with neutral décor, fully carpeted and wall mounted electric radiator.

**Bedroom Two 2.59m x 2.24m (max) (8'6" x 7'4" (max))**

Single bedroom with neutral décor, fully carpeted and, wall mounted electric panel heater.

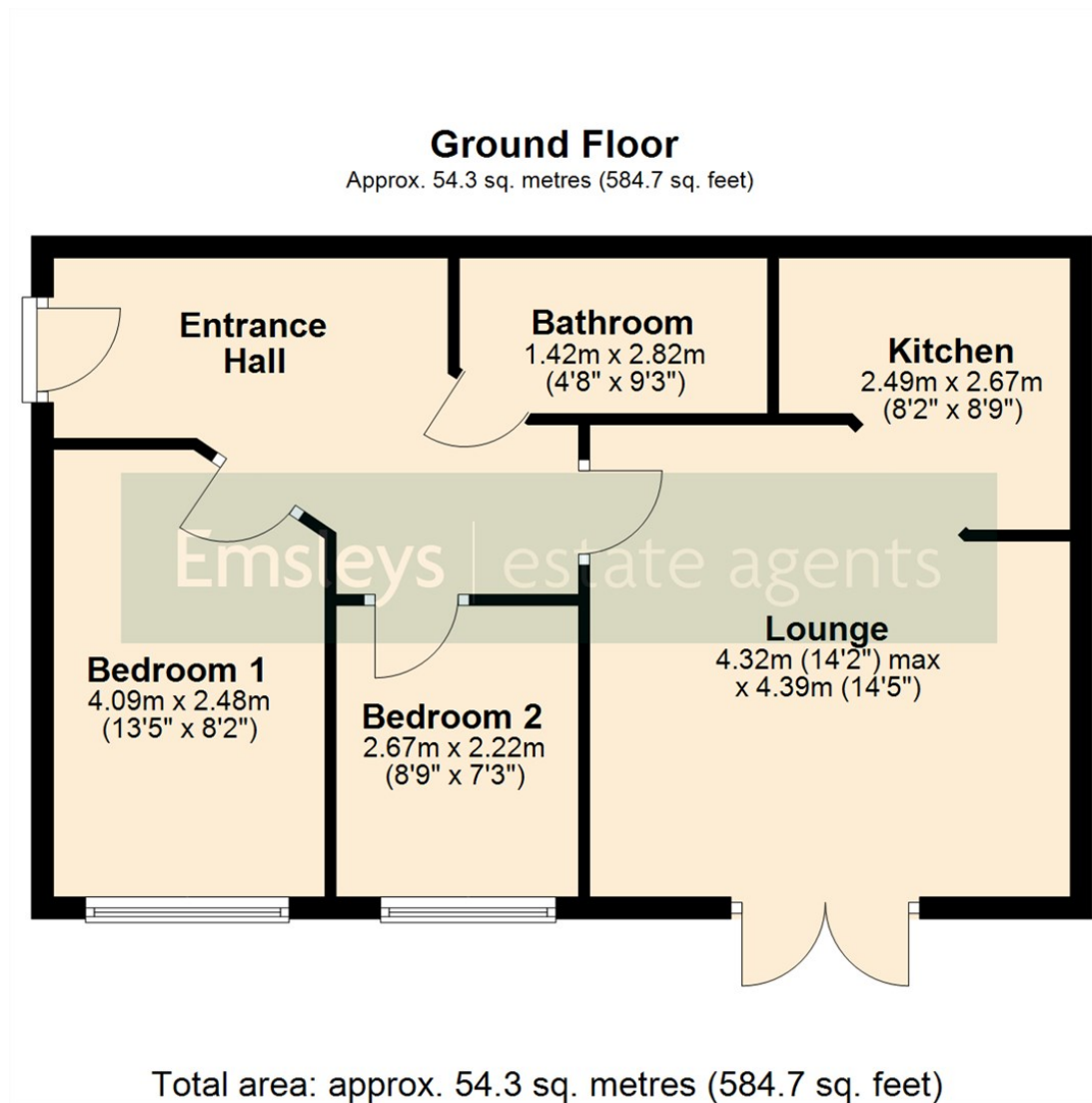
**Bathroom 2.82m x 1.50m (9'3" x 4'11")**

Fitted with a white three piece bathroom suite with panelled bath and shower over with shower screen. Chrome towel ladder and extensively tiled.

**External**

There are communal gardens to the outside, with an allocated off road parking space. In addition, there is visitor parking available.





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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents