



£175,000

1 Bedroom Flat for sale

Flat 4 Bancroft Court, 6 Henshaw Lane, Yeadon, Leeds



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Overview

PRISTINE TRULY UNIQUE first-floor one bedroom apartment! Spacious contemporary open-plan living kitchen with character beams and multiple windows providing an abundance of natural light. Exclusive period building re-development of just 4 individual high-spec apartments with your own allocated parking space and bike store. Just a short walk to Yeadon town centre. Don't delay, call EweMove 24/7 now!



Key Features

- CHAIN FREE and move-in ready conversion
- Limited offer! £500 contribution towards legal costs
- Exclusive conversion into 4 high-spec individual apartments
- Stunning open-plan light & airy kitchen living space
- 997 year lease, £85 per month service charge & no ground rent
- Character 19th Century Yorkshire Stone building
- Excellent loft storage space with roof window.
- Off-street allocated parking with dedicated EV charger
- Chic contemporary bathroom with Porcelanosa tiles
- Secure bike store





An IDEAL STARTER HOME to get on the property ladder and to help you further, for a LIMITED TIME, A CONTRIBUTION of £500 is being offered towards legal costs. Everything is new, so all you have to do is unpack your boxes and start living! There is NO GROUND RENT and chain free so don't delay in seeing what this stunning apartment has to offer.

Bancroft Court is an exclusive conversion to 4 individual high-specification apartments, within a historical 19th Century Yorkshire stone building, each having its own personality. Situated at the top of Henshaw Lane, with everything Yeadon has to offer at your fingertips.

The building has been sympathetically redeveloped to retain character aspects of yesteryear but still features modern open-plan living space which will appeal to the most discerning buyer. Each apartment has its own allocated parking space and electric vehicle charging point, so they're ready for the green revolution, and the building has been re-wired with the future in mind: cable, satellite and broadband.



The EPC C/78 Energy Efficiency Rating saves on your energy bills, a 997-year lease for peace of mind, a reasonable service charge of £85 per month, and NO GROUND RENT.

ALLOCATED PARKING, bike store & EV charging point. This shiny new apartment comes with the balance of a 10-YEAR STRUCTURAL WARRANTY.

This delightful 1st Floor apartment is accessed via a secure front entrance door, communal hallway and stairs. The spacious open-plan kitchen, dining, and living room benefit from wonderful natural light thanks to four uPVC windows covering two sides. The kitchen area is fitted to a very high standard with integrated appliances including, an electric oven, induction hob with extractor overhead, fridge freezer, dishwasher and washer dryer. The breakfast bar countertop includes a pop-up socket with a USB

charging point for maximum convenience.

The chic, contemporary bathroom boasts Porcelanosa tiling to give it that exclusive feel, whilst the naturally bright double bedroom can accommodate a king-sized bed and wardrobe . Excellent loft storage space with a roof window.

Situated just a stone's throw from Yeadon town centre, these apartments couldn't be more convenient for shops and amenities. For commuters, Guiseley Train Station and Leeds Bradford Airport are both approximately a 5-minute drive away with bus stops opposite Bancroft Court.

Please note: Following the completed sale of the fourth and last apartment, the Freehold will be vested into the Management Company and owned on a 25% equal basis by each of the four apartment owners.

MAINS UTILITY CONNECTIONS - gas, electricity and water. Combi gas boiler.

MOBILE AND BROADBAND AVAILABILITY: (Please refer to OFCOM Mobile and Broadband Checker for full details) -- Mobile voice and data services available indoor and outdoors from all four major mobile providers. Broadband service available up to 77 Mbps from the Open Reach and Virgin Media networks.

FLOOD RISK:

Rivers & Sea - Very Low.

Surface Water - Very Low

RESTRICTIONS - The lease agreement allows Assured Shorthold Tenancies Agreements only. Holiday lets are not permitted.

This home includes:

- 01 - Entrance Hall

Accessed from the 1st Floor landing

- 02 - Open Plan Living Room / Kitchen

6.52m x 3.91m (25.4 sqm) - 21' 4" x 12' 9" (274 sqft) Spacious open-plan living space finished to a high standard. The modern kitchen with grey gloss units and contrasting laminate worktop, includes an integrated ceramic hob with overhead extractor, a single electric oven, tall fridge/freezer, dishwasher and a washer dryer. The island unit incorporates a breakfast bar while 3 uPVC double-glazed windows allow an abundance of natural light to flood in. Future proofed cabling is in place for TV entertainment, broadband, cable and satellite connectivity.

- 03 - Bedroom (Double)

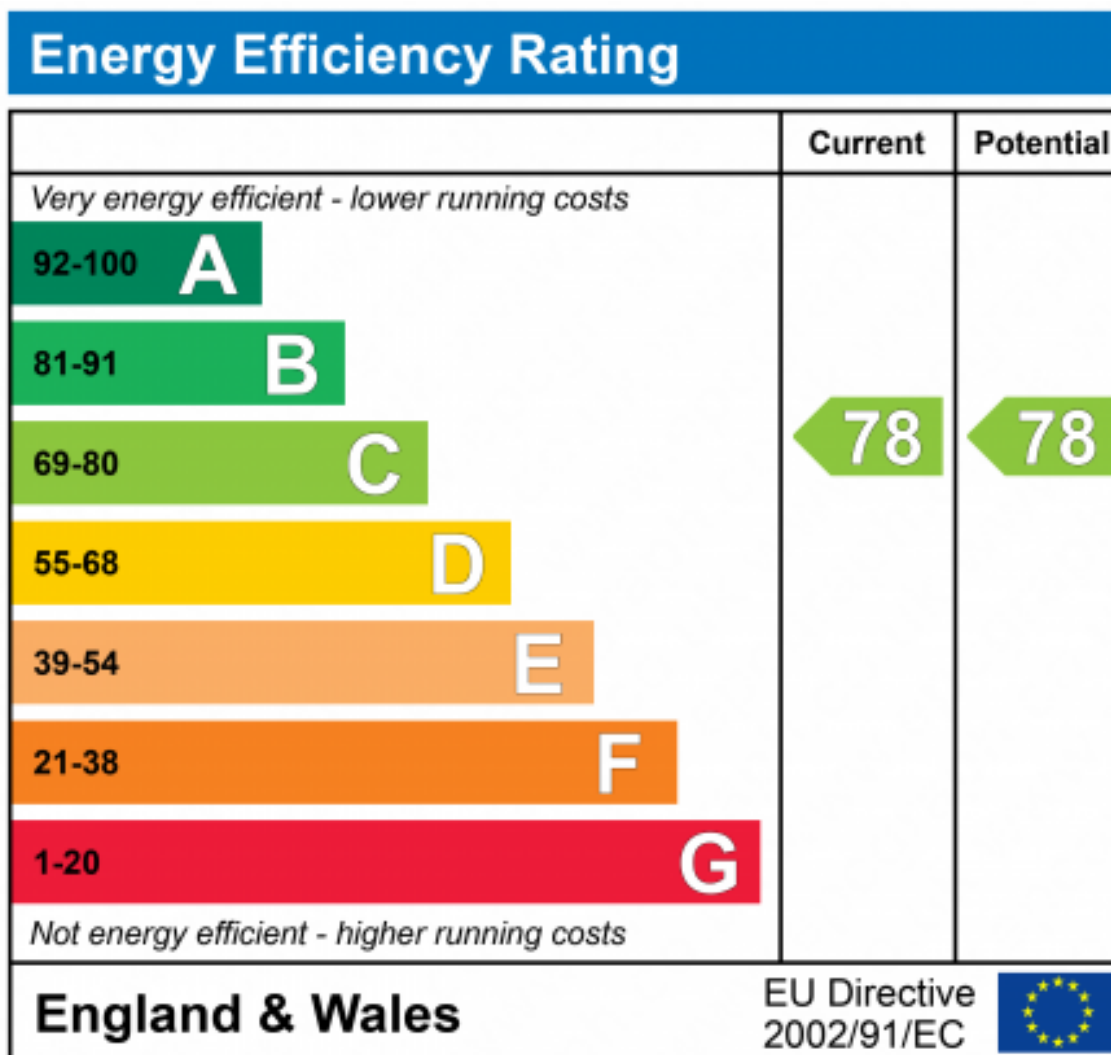
2.93m x 2.81m (8.2 sqm) - 9' 7" x 9' 2" (88 sqft)

Double bedroom with space for a wardrobe. A king-sized bed is shown in the photo.

- 04 - Bathroom

High-end contemporary bathroom with Porcelanosa tiling and Hansgrohe fittings. White bathroom suite including, a wall-hung basin unit with drawer beneath. Thermostatically controlled waterfall shower. Electric backlit LED mirror and dual fuel (elec/gas) heated towel rail.

Floorplans





Marketed by EweMove Otley & Guiseley

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