



**HOME**  
MARKETING & MANAGEMENT

3 HORTON HOUSE, CHAPMAN ROAD, THORNBURY BD3 7FE

**£89,999**

Modern Ground Floor Apartment  
2 Double Bedrooms  
Neutral Décor  
Fitted Kitchen. Oven & Hob  
Modern White Bathroom  
Communal Gardens  
Allocated Parking Space  
Convenient Location  
Suit Investors / FTB / Retired Persons  
No Chain. Vacant Possession



**£89,999**

**GENERAL DESCRIPTION**

Modern purpose built ground floor apartment situated in a cul-de-sac location in the area of Thornbury. Will be of particular interest to professionals / investors / retired persons seeking well-presented accommodation which benefits from: White uPVC double glazing; electric heating; modern fitted kitchen; white modern three piece bathroom with shower over bath; 2 double bedrooms; designated parking space; modern décor. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and presentation of the accommodation on offer. No Chain Vacant Possession

**TENURE**

Leasehold

Ground rent £250 p/a

111 years Remaining

Service charges £1061 p/a and includes upkeep of the estate, communal area's and window cleaning etc.

**ROOM MEASUREMENTS**

**ENTRANCE HALL**

**LIVING ROOM** 12' 7" x 11' 11" (3.84m x 3.63m)

**KITCHEN AREA** 14' 0" x 7' 6" (4.27m x 2.29m)

**DOUBLE BEDROOM 1** 15' 11" x 10' 0" (4.85m x 3.05m)

**DOUBLE BEDROOM 2** 11' 10" x 8' 8" (3.61m x 2.64m)

**BATHROOM** 9' 3" x 5' 0" (2.82m x 1.52m)

**EXTERIOR** Communal garden areas. Allocated parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OPENING HOURS**

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

