

HOME

MILL RACE LANE, LAISTERDYKE BD4 8DQ

£95,000

Spacious Ground Floor Apartment
2 Bedrooms (1 En suite)
Gas c/h & uPVC D/G
Open Plan Living Area
Fitted Kitchen with Oven & Hob
House Bathroom
Communal Gardens. Parking
Convenient Location
Ideal for FTB / Retired Person
No Chain. Vacant Possession









GENERAL DESCRIPTION

A modern purpose built 2 double bedroom (one ensuite) ground floor apartment situated in a residential cul de sac in the area of Laisterdyke. Will be of particular interest to professional / retired persons seeking well presented and well proportion accommodation which benefits from: white three piece house bathroom and en-suite shower room: white uPVC double glazing; gas central heating with combination boiler; modern white fitted kitchen area; designated parking. Briefly comprises: entrance hall; living area; kitchen area including integral washer/dryer, fridge freezer and dishwasher; double bedroom one; en-suite shower room; double bedroom two; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and size of the accommodation on offer. No Chain. Vacant Possession

TENURE
Leasehold
999 year lease (986 years remaining)
Ground Rent £100 per annum
Service charge £172 per month including: Building
insurance, communal area and carpark
maintenance and cleaning

ROOM MEASUREMENTS

ENTRANCE HALL 18' 8" x 6' 2" (5.69m x 1.88m) max irregular

LIVING AREA 17' 5" x 13' 6" (5.31m x 4.11m) max KITCHEN AREA 9' 5" x 7' 10" (2.87m x 2.39m) DOUBLE BEDROOM 1 17' 9" x 9' 9" (5.41m x 2.97m) max EN SUITE SHOWER ROOM 8' 1" x 3' 11" (2.46m x 1.19m)

DOUBLE BEDROOM 2 13' 0" x 8' 5" (3.96m x 2.57m) max **BATHROOM** 8' 10" x 8' 3" (2.69m x 2.51m) max irregular

OPENING HOURS

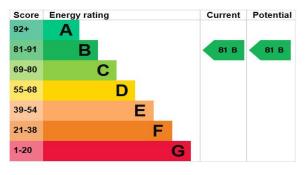
Pudsey Office

Monday to Friday Saturday Sunday & Bank Holidays 8.30am – 5.00pm 9.00am – 1.00pm Closed









The graph shows this property's current and potential energy rating.

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.

