



**HOME**  
MARKETING & MANAGEMENT

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



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**£95,000**

**GENERAL DESCRIPTION**

A modern purpose built 2 double bedroom (one en-suite) 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) max

**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



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

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

**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.

