

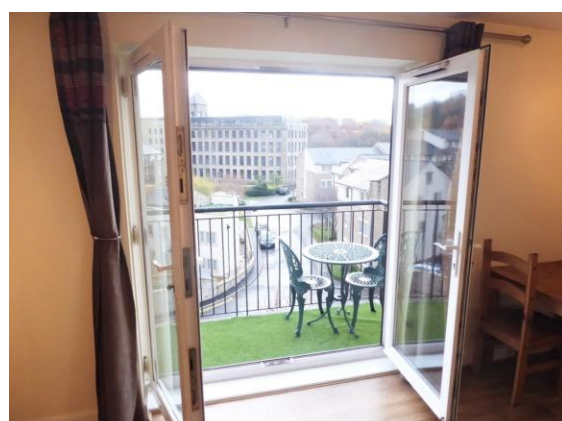


# HOME

MARKETING & MANAGEMENT

12 THACKRAY COURT, CORNMILL VIEW, HORSFORTH LS18 5NJ

**£170,000**



Purpose Built Top Floor apartment  
 2 Bedrooms (One Double)  
 House Bathroom & En-suite Shower Rm  
 Living room with Balcony  
 Electric Heating & uPVC D/G  
 Fitted Kitchen with Appliances  
 Neutral Décor  
 Allocated Parking Space  
 Popular Horsforth Location  
 No Chain



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**£170,000**

#### GENERAL DESCRIPTION

A modern purpose built top floor two bedroom apartment (one en-suite) situated in a residential cul-de-sac location in the sought after area of Horsforth. Will be of particular interest to professionals seeking spacious and well-presented accommodation which benefits from: entrance lobby with elevator; modern fitted integral kitchen; balcony; spacious living room; white modern house bathroom and en-suite shower room; designated parking; white uPVC double glazing; electric heating. Briefly comprises: entrance hall; living room; balcony; kitchen including integral fridge, integral freezer, integral washer/dryer; double bedroom one; en-suite shower room; single bedroom including built in wardrobe; modern bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Ideal for first time buyers. No chain. Please note the property is currently tenanted

#### TENURE

Leasehold

£1412.32 per annum service charge including gardening, window cleaning communal area and lift maintenance

Ground Rent - £192.18 per year - 125 years from 2005

#### ROOM MEASUREMENTS

**ENTRANCE HALL** 16' 3" x 9' 9" (4.95m x 2.97m) max L Shaped

**LIVING ROOM** 16' 2" x 12' 1" (4.93m x 3.68m)

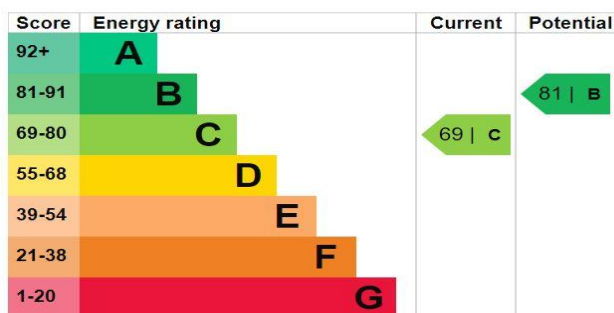
**KITCHEN** 9' 5" x 8' 10" (2.87m x 2.69m) max

**DOUBLE BEDROOM 1** 12' 4" x 12' 1" (3.76m x 3.68m) max

**EN SUITE SHOWER ROOM** 5' 7" x 5' 2" (1.7m x 1.57m)

**BEDROOM 2** 8' 9" x 8' 8" (2.67m x 2.64m) max

**BATHROOM** 7' 1" x 5' 7" (2.16m x 1.7m) max



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.

#### OPENING HOURS

##### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**