

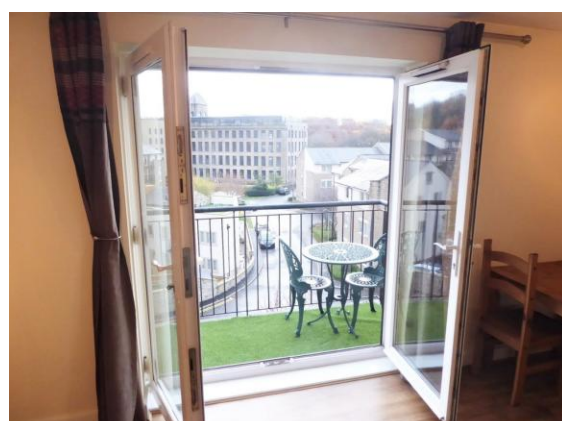


HOME

MARKETING & MANAGEMENT

12 THACKRAY COURT, CORNMILL VIEW, HORSFORTH LS18 5NJ

£159,500



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

£159,500

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



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

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