



Lakeside Approach | Barkston Ash | LS24 9PH

£265,000

Three bedroom apartment | Council Tax Band D | EPC Rating C

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STUNNING FIRST FLOOR APARTMENT. AMAZING LOCATION & SURROUNDINGS. NO CHAIN.

Set in a stunning location outside Barkston Ash, lies this beautiful development which has a selection of houses, apartments and duplex homes and offers executive living in a peaceful environment.

The property boasts beautiful countryside views and adopts a stunning position within reach of all the countryside walks.

Set on the first floor, this modern apartment is beautifully presented and briefly consists of: Communal intercom entrance, stairs to a private entrance, a welcoming hall, a modern kitchen which is fitted with appliances then opens into the lounge and a stunning conservatory, an ideal place to relax and unwind. The property boasts three spacious bedrooms, the master with fitted furniture and an en-suite along with a modern bathroom having an integrated concealed washing machine completing this stunning home.

The communal grounds are well cared for by the management company and pride themselves on ensuring the development looks beautiful throughout the year.

Allocated parking space and visitor spaces available along with the single en-bloc garage which provides plenty of storage. Having gas central heating and PVCu double-glazing.

Located still within a short driving distance to local shops, amenities and desirable schools. It is also very well connected, being just over a mile from Church Fenton train station with routes to Blackpool North, York, and Leeds.

Hall

Spacious and welcoming with wood flooring and doors leading into kitchen/dining/living area, bedrooms and house bathroom. Two built-in storage cupboards.

Kitchen/Dining/Living 5.56m x 7.72m (18'3" x 25'4")

A stunning open-plan room with defined areas. Having an impressive fitted kitchen area with high gloss wall and base units with pan drawers, sink and drainer, integrated 'Neff' oven, microwave and induction hob. Fridge, freezer, dishwasher and wine cooler tucked away with two more base units under the focal island with granite effect work surfaces. Ceiling down lighters with open recess to the conservatory dining space, wood flooring and two PVCu double-glazed windows to the front aspect. Having three

radiators across the room to complete this open-plan delight.

Bedroom 1 3.48m x 4.19m (11'5" x 13'9")

Fitted wardrobes with PVCu double-glazed window to the side/rear aspect overlooking fields. Radiator and a door to the en-suite.

En-suite 2.08m x 1.65m (6'10" x 5'5")

Fully tiled with a vanity housed wash hand basin, unit housed push flush WC and a large shower enclosure. Central heated towel warmer, down lighters to the ceiling, an extractor and shaver point.

Bedroom 2 3.25m x 3.28m (10'8" x 10'9")

PVCu double-glazed window to the front aspect and a radiator.

Bedroom 3 2.54m x 2.01m (8'4" x 6'7")

PVCu double-glazed window to the side aspect and a radiator.

Bathroom 2.54m x 1.68m (8'4" x 5'6")

Comprising; a straight panelled bath with shower screen and shower mixer over, push flush WC and vanity housed wash hand basin with integrated washing machine. Single panel central heating radiator, extractor fan, tiled flooring and a shaver point.

Exterior

Single garage en-bloc with an electric door opener and designated parking space with visiting space and communal paddock to the rear.

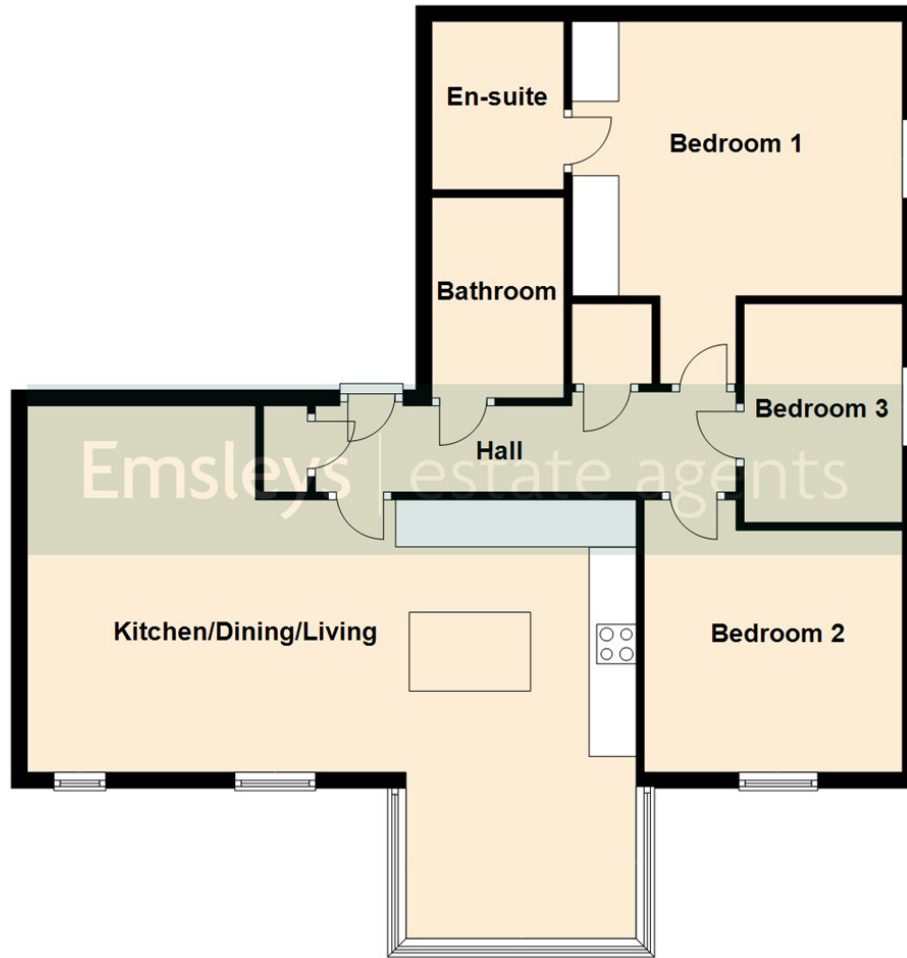
Agents notes

The property is leasehold and has 979 years remaining. There is a service charge of £102.33 per month and ground rent reviewed annually costing £206.98 per annum. All details have been provided by the vendor and need to be confirmed via your conveyancer.



First Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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