



Moor Lane | Sherburn In Elmet | LS25 6DZ

£125,000

Two bedroom apartment | Council Tax Band B | EPC Rating C

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\*\*\*SUPERB APARTMENT \* NO CHAIN \* DESIGNATED PARKING WITH SECURITY GATED ACCESS.\*\*\*

Set in easy reach of amenities and transport links is this superb top (2nd) floor apartment. Briefly comprising; communal entrance with security intercom, hall, open-plan lounge/kitchen/diner, two double bedrooms and a bathroom. PVCu double-glazed and gas central heated. Having designated parking for one car with electric secure gated access. Minutes from A1/M62, Leeds, York and Selby. Overall a superb example of a two bedroom apartment. Call now to arrange your viewing.

#### Communal entrance

Key accessed from the main front door with stairs to all floors and an intercom service.

#### Hall

Security intercom, laminate flooring, radiator, loft hatch and doors to all rooms.

#### Kitchen/Dining/Lounge 5.16m x 6.12m (16'11" x 20'1")

An 'L'-shaped room with a kitchen/dining area comprising; a range of wall and base units and an inset sink and drainer with mixer tap. Integrated four ring electric hob, electric oven and extractor, plumbing for a washing machine and space for an under counter fridge and freezer. Wall mounted boiler, laminate flooring and radiator with a further radiator to the lounge area. Two PVCu double-glazed windows one to the front and one to the side aspect, downlighters to the ceiling and an 'Xpelair' extractor.

#### Bedroom 4.06m x 3.53m (13'4" x 11'7")

PVCu double-glazed window to the rear aspect, radiator and downlighters to the ceiling.

#### Bedroom 2.85m x 3.71m (9'4" x 12'2")

PVCu double-glazed window to the rear aspect, radiator and downlighters to the ceiling.

#### Bathroom 1.37m x 2.54m (4'6" x 8'4")

White three piece suite with shower over a straight panelled bath, push flush WC and pedestal wash hand basin. Radiator, extractor and a PVCu double-glazed frosted window.

#### Exterior

Set within communal gardens to the front with electric gated access to the parking area to the rear.

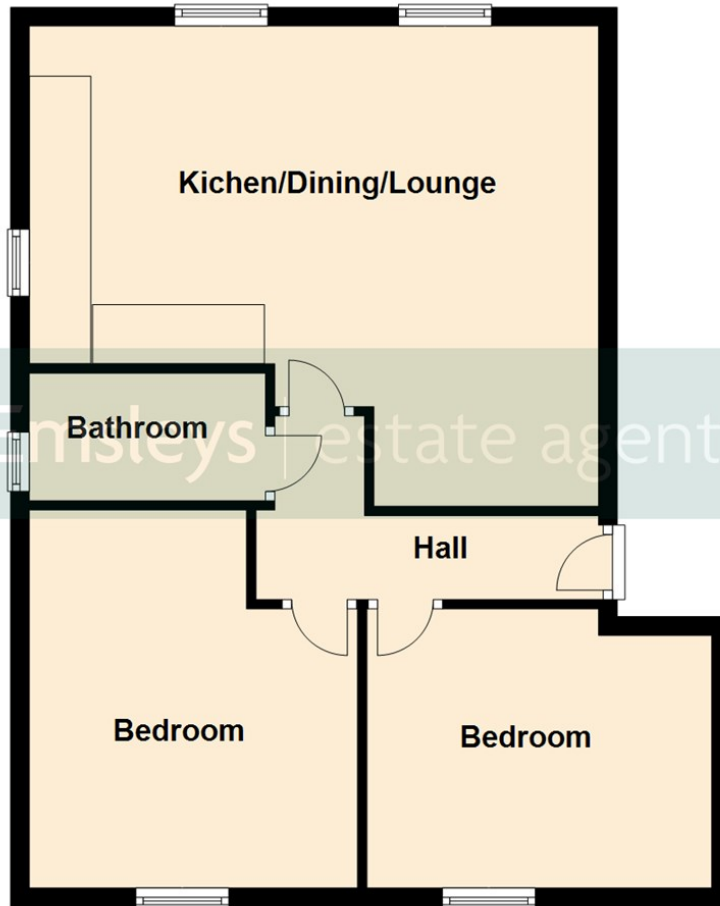
#### Agents Notes

The property is leasehold with a 999 year lease set up in 2005. The service charge payable on the flat currently £427.49 is paid quarterly and ground rent, which is £150 is paid annually.



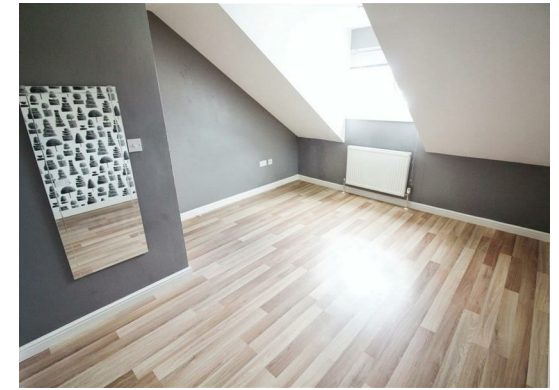
## Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 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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