



1 Murray Court, Cornmill View, Horsforth
£139,995

IDEAL FIRST TIME BUY/INVESTMENT - ONE BEDROOM
GROUND FLOOR APARTMENT - SPACIOUS OPEN PLAN
DINING KITCHEN/LIVING - DESIGNATED PARKING -
JUST A SHORT WALKING DISTANCE TO HORSFORTH
TRAIN STATION & WALKING DISTANCE TO
BARS/EATERIES & SHOPS - CONTEMPORARY
THROUGHOUT - MASTER BEDROOM WITH BIW -
INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS
PROPERTY

This fabulous modern one bedroom property is an excellent purchase with great value for money. In this picturesque setting yet with everything you could need right on the door step!! Briefly comprising: Communal hall, entrance to number 1 on the ground floor, entrance hall, spacious living room with kitchen area/dining area and living area, with double doors and a window. The bedroom is modern with built in wardrobes. Bathroom with bath and shower above. Designated parking bay - Full video tour available - EPC RATING E

AREA GUIDE

Just minutes walk from the property is Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the A65 are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate. A regular bus service runs into the City Centre and for the long

distance commuter, Leeds-Bradford Airport is only a short drive away.

LEASEHOLD

LEASEHOLD 125 YEARS WITH 105 YEARS REMAINING
MAINTENANCE CHARGE - £430 Paid twice yearly
(Based on Jan 25 figures)
GROUND RENT - £96.09 per year - Paid Twice Yearly -
June & December







EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

RATING E

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

PARKING

The parking at the property is designated parking

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

