



16 Chancel Square, Meanwood
£300,000

A RARE GEM WITH IT'S OWN PRIVATE SIMPLY HUGE GARDEN - QUIET COURTYARD LOCATION – DECEPTIVELY SPACIOUS THREE BEDROOM APARTMENT – LONG LEASE – FULLY RE-DECORATED THROUGHOUT – MASTER BEDROOM WITH EN-SUITE – DESIGNATED PARKING & VISITORS SPACES - NO ONWARD CHAIN

This stunning three bedroom apartment is larger than most and is set on a corner plot so it has a large private garden to both sides. Briefly comprising: Large entrance hallway with wood floors, storage cupboard, house bathroom with white suite with bath and shower above. Master bedroom with built in wardrobes and en-suite shower room, two well proportioned bedrooms. The living area is a massive area with open plan living/dining area and fitted kitchen with integrated appliances. The living room space has double doors opening onto the rear garden which offers so much potential for a buyer wishing to be in an apartment but still have their own outside space in which to garden/grow their own veg! Internal viewing essential to appreciate this property

AREA GUIDE

Located in a small enclave of houses within this concealed courtyard of a handful of homes on the Woodlea development, this is a wonderful location. Situated just off the Ring Road the location is perfect for commuting to the city centre, Harrogate or surrounding areas. Just a few minutes walking distance to Meanwood which is very desirable to young professionals who still wish to be able to walk

to the local bars & restaurants at the weekend. Being ideally located within a short walking distance to Waitrose, Aldi & many amenities that make Meanwood a self contained gem. The property is right next to the woods so peaceful walks are right on the door step. There is a bridle path which runs right round the development which is perfect for a walk and also links down into Meanwood park for a further walk.



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COUNCIL TAX

Band B

PARKING

The parking at the property is communal parking designated bays

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

C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

TENURE

Leasehold

LEASEHOLD

The review of the service charge will next be - £250
Ground rent per annum , £125 service charge per month (£1750.00 per annum)

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

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

WATER METER

There is not a water meter in the property

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

NOT VENDOR CHECKED

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



Ground Floor

Total Area: 78.1 m² ... 840 ft²

All measurements are approximate and for display purposes only

