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Mike **Dobson**



**4 Highfield Mews,  
Garforth, Leeds,  
LS25 1NL  
No onward chain  
£147,500**



BEING SOLD WITH NO ONWARD CHAIN is a two bedroomed first floor apartment situated on the Grange Estate within Garforth. The accommodation comprises communal entrance hall, hallway, lounge/diner, kitchen, bedroom one, bedroom two and bathroom/w.c. In addition the property has PVCu double glazed windows, gas fired central heating with combination boiler being serviced on an annual basis, fitted kitchen with four ring gas hob, extractor over, built in oven, integrated microwave, integrated fridge, integrated freezer and integrated washing machine, fitted wardrobes to both bedrooms and alarm system. Outside the property has communal gardens to the front and rear, there are visitor car parking spaces, an allocated single car parking space and also a single garage with further storage area to the rear of the garage. WE DO RECOMMEND AN EARLY VIEWING TO AVOID DISAPPOINTMENT.

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### Communal Hall

Staircase leading to first floor. The apartment can be found on the left hand side of the landing.

### Entrance Hall 7' x 3'10" (2.13m x 1.17m)

Front entrance door, doors leading to lounge/diner, bedroom one, bedroom two and bathroom/w.c, coving to ceiling, alarm control panel, central heating radiator, Hive heating panel, telephone intercom system. Positioned to the side.

### Lounge/Diner 16' x 13'11" (4.88m x 4.24m)

Having a wooden feature fire surround with gas fire, PVCu double glazed window to the rear, PVCu double glazed window to the side, central heating radiator, folding door leading to kitchen, TV point, telephone point, coving to ceiling, three wall light points. Positioned to the rear.



### Lounge/Diner View 2



### Kitchen 10'5" x 8' (3.18m x 2.44m)

Having a modern range of wall and base units with roll edged work surfaces incorporating single bowl, single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor over, built in oven, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, part tiled to the walls, tiled flooring, central heating radiator, combination boiler being located in one of the kitchen cupboards being installed in 2010 and serviced annually on a British Gas service contract, PVCu double glazed window, spotlights to ceiling. Positioned to the rear.



### Kitchen View 2



**Bedroom One 14' x 10' (4.27m x 3.05m)**

Being of a double size and having an ample range of fitted wardrobes with matching overhead storage, bedside cabinets and drawer pack, PVCu double glazed window to the front, PVCu double glazed window to the side, coving to ceiling, TV point. Positioned to the front.

**Bedroom One View 2****Bedroom Two 10' x 7' (3.05m x 2.13m)**

Being of a single size and having wardrobe, PVCu double glazed window, central heating radiator, coving to ceiling. Positioned to the front.

**Bathroom/w.c 7' x 7' (2.13m x 2.13m)**

Being a three piece white suite comprising vanity wash basin with double cupboard below and cupboard to either side, low flush w.c and rectangular double ended bath with shower over and shower screen, fully tiled to the walls, tiled flooring, chrome towel style central heating radiator, extractor fan, spotlights to ceiling. Positioned to the side.

**Outside**

To the front and rear of the property are communal gardens. There are two visitor car parking spaces to the front of the development, and there are also two visitor car parking spaces to the rear. The apartment does come with an allocated car parking space which can be identified upon inspection as the parking space directly opposite the garage. The apartment does come with a single garage having up and over door, power, light and water tap inside. A doorway leads to a storage room at the back of the garage.

**Additional Information**

The prospective purchaser will eventually own a £1 share in the Highfield Mews leasehold company. The service charge of £1,000 per year includes insurance to the building, window cleaning, cleaning of communal areas and the gardener.

### Location

From the A63 Leeds/Selby Road turn on to Ninelands Lane. Continue ahead and then take the third turn left on to Derwent Avenue, fifth left on to Templars Way, at 'T' junction on Templars Way turn left on Burnham Road, second left on to Wharfedale Crescent, turn right at the end of Wharfedale Crescent on to Highfield Drive and then continue on to Highfield Mews.

### Viewing Arrangements

Please contact Agent's Garforth Office on (0113) 2864276.

### Important Notice

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### Purchasing Procedures

Once you are interested in purchasing this property, please call at our local office to make your offer. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred. In compliance with the Estate Agents (Undesirable Practices) (No 2) Order 1991, we are under an obligation to check into a purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. MIKE DOBSON (ESTATE AGENTS) LTD offer a comprehensive, independent mortgage services which is free of charge to both Vendors and Purchasers.

### Ground Floor























