



Kerry Garth, Horsforth Leeds LS18 4TL

welcome to

Kerry Garth, Horsforth Leeds

****GUIDE PRICE £160,000 - £170,000**** A spacious ground floor apartment in Horsforth, close to Horsforth Town Street. The apartment has recently been decorated throughout and benefits from a new boiler and radiators. Ideal for a number of buyers



Kerry Garth

This ground floor apartment in Kerry Garth offers one bedroom accommodation that would be ideal for a first time buyer or perhaps an investor client. Enjoying a peaceful, tucked away location within easy reach of Horsforth Town Street and its many shops as well as good transport links.

The apartment has recently been decorated throughout by the current vendor and benefits from having the following; new gas central heating boiler and radiators, aquability shower with seat, new electric circuit board and new flooring and carpet throughout.

Briefly the property comprises; communal entrance hall, private entrance hall, sitting room, kitchen, double bedroom and shower room. Externally there are communal gardens and parking is available.

Communal Entrance

The front entry door opens into the communal entrance, which provides access to all flats.

Private Entrance Hall

Airing cupboard providing useful storage

Lounge

11' 9" x 15' 3" (3.58m x 4.65m)

A good sized lounge with radiator, ceiling coving and a window to the front elevation.

Kitchen

10' 3" x 5' 6" (3.12m x 1.68m)

The fitted kitchen provides a range of wall and base units with worksurface which incorporates a stainless steel sink unit. Electric oven and hob. Space for a fridge, plumbing for an automatic washing machine. Radiator, tiling to splash backs and window to the rear elevation

Bedroom

11' 9" x 9' 6" (3.58m x 2.90m)

A spacious double bedroom with radiator and window to the rear elevation.

Shower Room

Fitted with a aquability shower with seat and non slip bottom with roller sliding door, pedestal wash basin with mixer tap and low flush wc. Extractor fan, radiator and fully tiled walls.

Outside

There are well maintained communal gardens and parking is also available

Leasehold Information

This property is leasehold and we are led to believe there is 962 years remaining on the lease, which was 999 Years from 1985

£900 service charge per annum

Current annual ground rent - £25

The lease does not prevent you from Sub-letting the property!

We suggest that these charged and terms are all checked by your acting solicitor

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details



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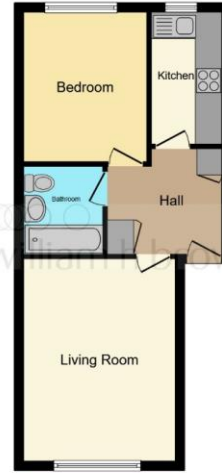
Kerry Garth, Horsforth Leeds

- **GUIDE PRICE £160,000 - £170,000**
- One Double Bedroom Ground Floor
- Popular & Peaceful Location
- Communal Gardens
- Parking Available

Tenure: Leasehold EPC Rating: D

guide price

£160,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HFT106161 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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