



**Smeaton Court Cornmill View, Horsforth Leeds LS18 5NG**

**welcome to**

**Smeaton Court Cornmill View, Horsforth Leeds**

GUIDE PRICE £170,000 - £180,000. A spacious TWO DOUBLE bedroom second floor apartment located in the Cornmill View development in Horsforth. Offered with NO CHAIN. Master bedroom with ensuite. Open plan living/kitchen. Double patio doors to the balcony providing a lovely space to relax.



## Smeaton Court

Offered with no onward chain is this spacious two double bedroom second floor apartment, located in the popular Cornmill development in Horsforth, close to local amenities and good transport links. The apartment itself offers ready to move accommodation which briefly comprises; Communal entrance to the ground floor with intercom access and stairs up to the upper floors, there is a private entrance to the apartment with spacious landing with useful cupboard, open plan lounge/kitchen/diner which is bright and airy with double patio doors leading out onto the balcony which offers a lovely space to sit and relax. The master bedroom has an ensuite shower room and there is a second double bedroom and the bathroom. Outside the apartment benefits from allocated parking as well as visitor parking, there is also access to the communal gardens.

### Ground Floor

Communal entrance to the ground floor with intercom access, stairs leading to the upper floors

### Second Floor Hallway

door opening into the spacious hallway with useful storage cupboard

### Lounge Area

13' 9" x 12' 1" ( 4.19m x 3.68m )

A spacious bright and airy lounge with neutral decor, electric radiator, carpet, window and double glass doors opening onto the balcony with lovely views

### Balcony

A particular feature of this apartment is the balcony with attractive views over the woodland to the rear of the complex

### Kitchen / Diner

15' 2" x 10' 5" ( 4.62m x 3.17m )

The kitchen benefits from a range of wall and base units with stainless steel sink with mixer tap, laminate work surfaces over with matching upstands. A range of integrated appliances include; fridge freezer, washing machine, electric oven and hob. Electric radiator, vinyl flooring and window. There is ample space for dining table and chairs.

### Bedroom One

10' 5" x 10' 5" ( 3.17m x 3.17m )

A spacious double bedroom with neutral decor with useful integrated wardrobes, electric radiator, window to the front access to the ensuite

### Ensuite

The ensuite provides a shower cubicle, wash basin, WC, heated towel rail, extractor fan, vinyl flooring and part tiled walls.

### Bedroom Two

9' 5" x 11' 11" ( 2.87m x 3.63m )

A second double bedroom with neutral decor, electric radiator and window to the front

### Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )

The good spacious bathroom comprises; bath with shower over, wash basin, wc, heated towel rail, vinyl flooring and extractor fan.

### Outside

The apartment benefits from allocated parking space along with visitor parking. There is also access to well maintained communal gardens which surround the complex.

### Leasehold Information

This property is leasehold with a term of 125 years from 1st May 2005 with approximately 106 years remaining.

The current annual ground rent is £192

The current service charge is £1,100

The lease does prevent you from keeping pets

We suggest that these terms and charges are checked with your legal representative



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## Smeaton Court Cornmill View, Horsforth Leeds

- Two Double Bedrooms
- Second Floor Apartment
- Offered with NO CHAIN
- Balcony with Woodland Views
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000 - £180,000**



Please note the marker reflects the  
postcode not the actual property

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