



Thackray Court Cornmill View, Horsforth Leeds LS18 5NJ

welcome to

Thackray Court Cornmill View, Horsforth Leeds

GUIDE PRICE £170,000 - £180,000 A well presented upper floor apartment located in a popular residential area of Horsforth. Offered with NO CHAIN and will appeal to a number of buyers. Communal gardens and allocated parking space.



Thackray Court, Cornmill View

Offered with NO ONWARD CHAIN is this well proportioned and well presented upper floor apartment located in the popular Cornmill View apartments in Horsforth, close to local amenities and good transport links. Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance porch, hallway, open plan kitchen/diner, balcony, master bedroom with ensuite shower room, second double bedroom and house bathroom. The apartment has access to well maintained communal gardens and there is also an allocated parking space available.

Ground Floor

Communal Entrance

A secure communal entrance with a lift and staircase to the upper floor apartments and an intercom entry system

Upper Floor Porch

Upon entrance to the apartment there is a porch which is ideal for hanging coats and housing shoes

Entrance Hallway

A spacious entrance hall with intercom panel for security purposes and useful storage cupboard

Open Plan Lounge / Kitchen

24' 8" x 12' 6" (7.52m x 3.81m)

A well proportioned space with neutral decor throughout and open plan living in mind

Kitchen

12' 6" x 8' 4" (3.81m x 2.54m)

The kitchen area comprises a range of wall and base units with work surfaces and upstands over, stainless steel sink and drainer unit with mixer tap, breakfast bar area, plumbing for washing machine, electric oven with induction hob and an integrated fridge freezer.

Lounge Area

12' 6" x 16' 4" (3.81m x 4.98m)

A lovely space with electric wall heater and French doors giving access to the private balcony with great views beyond

Bedroom One

9' 8" x 13' (2.95m x 3.96m)

A spacious double bedroom with useful fitted wardrobes with sliding doors, window and access to the ensuite shower room

En-Suite

7' x 3' 6" (2.13m x 1.07m)

An ensuite with walk in shower cubicle with screen, WC and wash hand basin

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

A second double bedroom with room for free standing wardrobes and window to the front

Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

A well proportioned bathroom comprising; bath with shower attachment, Wc, wash hand basin, heated towel rail, ceiling spot lights and part tiled walls.

Outside

The apartment benefits from access to the well maintained communal gardens and there is also an allocated parking space

Leasehold Information

This property is leasehold and has a term of 125 years from 1st May 2005 with approx 106 years remaining

Current annual ground rent = £200.00

Current annual service charge = £1,500

Current annual building insurance = £180.00

We recommend you check this leasehold information with your legal representative



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welcome to

Thackray Court Cornmill View, Horsforth Leeds

- Two Double Bedrooms
- Upper Floor Apartment
- Well Presented Accommodation
- No Onward Chain
- Central Horsforth Location

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106895 - 0006

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