



Smeaton Court Cornmill View, Horsforth Leeds LS18 5NG

welcome to

Smeaton Court Cornmill View, Horsforth Leeds

A spacious TWO DOUBLE bedroom second floor apartment located in the Cornmill View. Offered with NO CHAIN. Master bedroom with ensuite. Open plan living/kitchen. Double patio doors to the balcony. The seller is now open to offers with regards to the furniture - perfect for a first home.



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 aswell 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

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

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



view this property online williamhbrown.co.uk/Property/HFT107271



welcome to

Smeaton Court Cornmill View, Horsforth Leeds

- Two Double Bedrooms
- Perfect for first time buyers
- Offered with NO CHAIN
- Balcony with Woodland Views
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 180.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£165,000



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

view this property online [williamhbrown.co.uk/Property/HFT107271](https://www.williamhbrown.co.uk/Property/HFT107271)



Property Ref:
HFT107271 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)