



Salisbury Mews, Horsforth Leeds LS18 5QR

welcome to

Salisbury Mews, Horsforth Leeds

****GUIDE PRICE £120,000 - £130,000** OFFERED WITH NO CHAIN** is this one bedroom ground floor apartment which benefits from its own rear garden! Located in a popular Horsforth area close to local amenities and good transport links.



Salisbury Mews

A perfect first time buyer property or for those looking for a rental opportunity or even to downsize. This one bedroom ground floor apartment offers ready to move into accommodation which briefly comprises; Spacious lounge, fitted kitchen, double bedroom and modern shower room. To the outside the apartment benefits from its own garden to the rear which is pebbled for low maintenance with fence borders and garden shed an ideal space for sitting outside and enjoying the sun. This property is offered with NO ONWARD CHAIN and is in a great Horsforth location close to local amenities and good transport links. Internal viewing is highly recommended.

Lounge

13' 11" x 11' 9" (4.24m x 3.58m)

A good sized lounge with neutral decor, laminate wood flooring, door to the front and window to the front.

Kitchen

7' 11" + recess x 7' 2" (2.41m + recess x 2.18m)

The fitted kitchen features a range of wall and base units with complementary work surfaces over, sink with mixer tap, tiled splash backs, electric oven with hob over, integrated dish washer, plumbing for washing machine and space for fridge freezer, window to the rear overlooking the garden.

Bedroom One

13' 4" x 7' 3" (4.06m x 2.21m)

A double bedroom with useful integrated wardrobes, radiator and window to the rear

Shower Room

A modern fully tiled shower room with walk in shower cubicle with screen, pedestal wash basin, WC, ceiling spot lights and radiator.

Outside

To the front of the property there is a path leading to the front door and communal gardens

This apartment benefits from its own private rear garden which is pebbled for low maintenance and with fence borders.

Leasehold Information

We have been advised that this property is leasehold with a term of 999 years from 1st July 1964 with approx 940 years remaining. Current annual ground rent is £1 and there is no service charge

These terms and costing's need be checked with your legal representative



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Salisbury Mews, Horsforth Leeds

- **GUIDE PRICE £120,000 - £130,000**
- One Bedroom Ground Floor Apartment
- Offered with NO CHAIN
- Great Horsforth Location
- Ready to Move into Accommodation

Tenure: Leasehold EPC Rating: C

guide price

£120,000 - £130,000



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 Jul 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HFT106416 - 0003

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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