



Flat 1, Goldsmith House The Nurseries, Leyburn, DL8 5AX
Asking price £175,000



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A ground floor 2 bed apartment offered to the market with NO ONWARD CHAIN. The property is positioned within Leyburn town centre having easy access to local shops and amenities. Viewing is a must to appreciate what the property has to offer.

ENTRANCE RECEPTION

UPVC front door leading into a spacious entrance reception having wood effect Lino flooring, telephone point and doors to; kitchen and lounge.

KITCHEN 4.018 x 1.768 (13'2" x 5'9")

Single drainer fed by swan neck mixer tap, fitted with White shaker style base, drawer and wall units with contrasting worktop surfaces, ceramic hob, below oven and stainless steel extractor hood. Plumbing for washing machine, voids for fridge and freezer/dishwasher (plumbing required). Tiling to splash areas, down lighting, heat store economy 7 wall mounted heater. Wood effect lino flooring, down lighting, extractor fan and UPVC window to front.

LOUNGE 4.945 x 3.106 (16'2" x 10'2")

UPVC window to front, TV and telephone points, heat store economy 7 wall mounted heater, built in cupboard ideal for storage which gives access to a pressurised water tank. door to inner hallway.

INNER HALWAY

Doors to bedrooms and shower room/w.c and a heat store economy 7 wall mounted heater.

BEDROOM 1 3.501 x 2.543 (11'5" x 8'4")

UPVC window to front and electric wall mounted heater. TV and telephone points.

BEDROOM 2 3.689 x 2.085 (12'1" x 6'10")

UPVC window to front, electric wall mounted heater and telephone point.

SHOWER ROOM/W.C

Low level w.c, pedestal hand basin with natural stone tiling to splash areas. Walk in shower with glass screen, shower boarding, wall mounted shower bar with shower head. Extractor fan, electric kick heater and electric heated chrome towel rail.

PARKING

One Car parking bay

EXTERNALLY

Useful bin store area/recycling.

NB

Lease 980years remaining

The maintenance fee is £750 which is split over 2 payments per year of £375, this includes the buildings insurance and maintenance of communal areas.



ASKING PRICE £175,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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