



Apartment 5 10 Whitby Court

Scampston Drive, East Ardsley, WF3 2FR

Price £130,000 Leasehold





A modern two bedroom apartment located on the first floor of the Whitby Court development situated on Scampston Drive. Providing good size accommodation throughout benefits include a separate kitchen area, lounge with Juliette balcony, and an en-suite shower room to the master suite, as well as an allocated parking bay externally.

Offered with vacant possession the property is ideal for someone actively looking for a new home in the near future and would suit a range of demographics including a young single or professional couple, or a more senior individual looking for a low maintenance home provided by a leasehold development with a block manager maintaining common areas.

Location

The property forms part of a larger development of similar sized apartments and homes, in a highly accessible location. There is great access to both the M1 & M62 motorway networks, nearby amenities in East Ardsley & Tingley, and then a host of public transport connections & links to Leeds, Wakefield, Dewsbury & beyond.

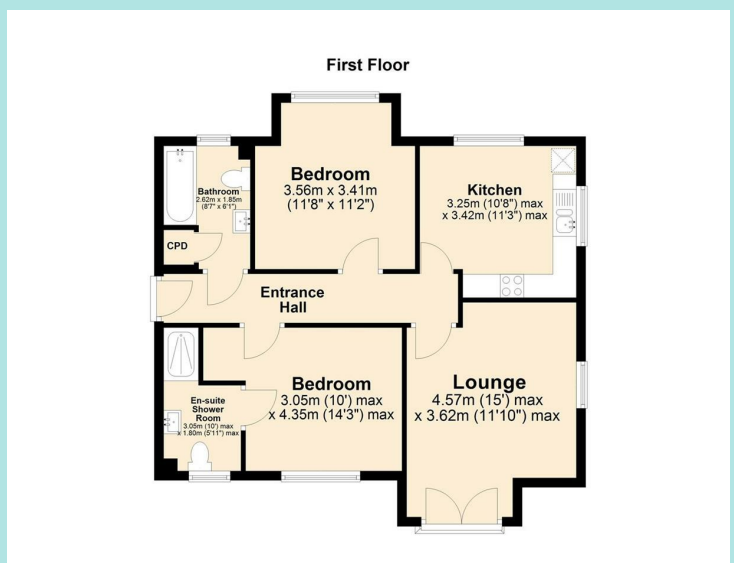
Accommodation

The apartment forms part of a three storey building and is situated at the end of the development at first floor level. Entrance leads through into a main hall accessing all rooms. The sizeable lounge/kitchen area has a living space benefiting from a Juliette balcony providing ample natural light and ventilation - perfect for those summer months, and a distinct separated kitchen area with vinyl floor covering, and a range of base, drawer, and wall units incorporating an integrated oven and four ring gas hob with extractor above. There are two double bedrooms with the master benefiting from an en-suite shower room having three piece suite to include low flush WC, sink pedestal and shower cubicle with partially tiled surrounds. The house bathroom has a suite to include low flush WC, sink pedestal, and panel bath. Externally there are shared maintained communal areas, and allocated parking bays for which a single space is allocated to the apartment. Visitor parking is also available.

Lease Details

The property Leasehold on a 250 year term from 1st January 2007.

We understand the Service Charge is £1,371.72 per annum. Ground Rent is £100.00 per annum. We are advised both are paid 50% every six months.



Council tax band: B
EPC rating: B
Ground rent: N/A
Service charge: N/A

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