

**3 Bolton Grange, Yeadon, Leeds, LS19 7FR**

**Offers In Excess Of £127,000**

## Property Images



**HUNTERS®**

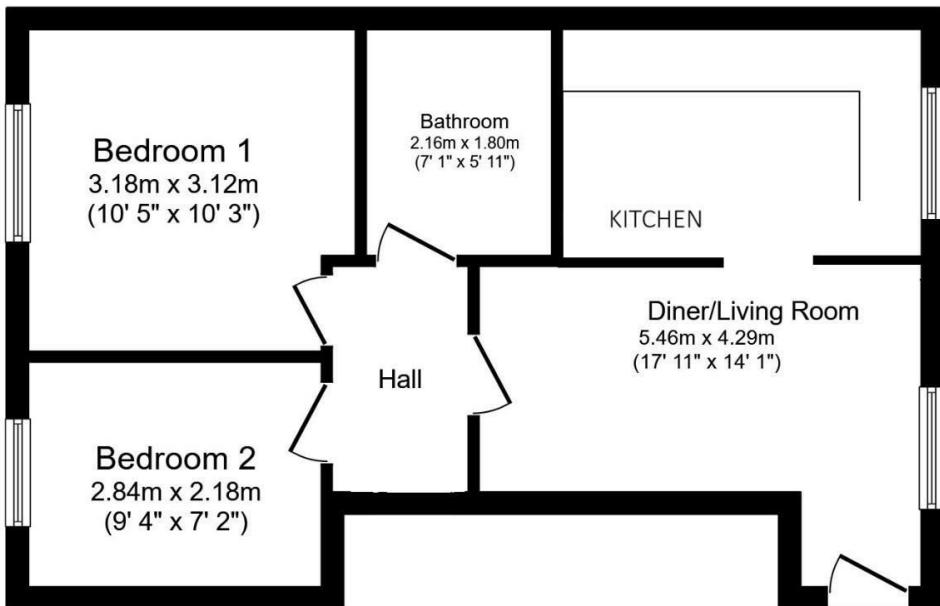
HERE TO GET *you* THERE

## Property Images

**HUNTERS®**

HERE TO GET *you* THERE

## Property Images



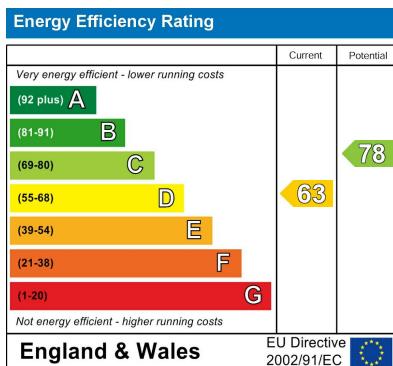
Floor Plan

Floor area 42.6 sq.m. (458 sq.ft.)

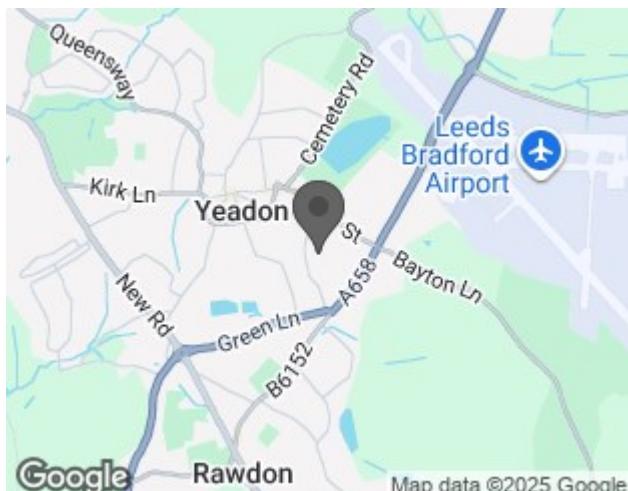
Total floor area: 42.6 sq.m. (458 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io).

## EPC



## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

This delightful two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or those seeking a reliable buy-to-let investment. Situated within a well-kept and attractive development, the property combines modern comfort with everyday convenience.

Access is via a tidy communal entrance hall, complete with an intercom entry system for added security and reassurance. Once inside, the apartment immediately impresses with its spacious open-plan living and dining area. Finished with elegant wood flooring, this versatile space is perfect for relaxing after a long day, hosting friends, or enjoying family meals.

The kitchen is neatly positioned adjacent to the main living area, designed with both style and practicality in mind. It features a good range of fitted units, generous workspace, and essential appliances, providing everything needed for effortless cooking and entertaining.

The apartment offers two well-proportioned bedrooms, each providing a calm and comfortable setting for rest. Both rooms are large enough to accommodate a double bed along with wardrobes and additional furnishings, offering plenty of scope to tailor the space to individual requirements.

Finished to a high standard throughout, the property is ready to move into, requiring little more than personal touches to make it feel like home. Its ground floor position enhances accessibility, while the attractive setting of the building and its well-maintained communal areas add further appeal.

Ideal for those stepping onto the property ladder or investors looking to expand their portfolio, this apartment represents a smart purchase in a sought-after location. Combining security, style, and practicality, it offers a balanced lifestyle within easy reach of local amenities, transport links, and leisure opportunities.

## Features

- GROUND FLOOR APARTMENT • NO ONWARD CHAIN • IDEAL BUY TO LET INVESTMENT • SUPERBLY PRESENTED • CLOSE TO AMENITIES • VERY LONG LEASE • RESIDENTS PARKING