



Springfield Court, Guiseley Leeds LS20 8FD

welcome to

Springfield Court, Guiseley Leeds

****NO ONWARD CHAIN**** A two double bedroom first floor flat, well presented, in a prime Guiseley location close to the shops and train station. Offering open plan living, en suite facilities and an allocated parking space. A fabulous opportunity for a first time buyer or someone looking to downsize.



Guiseley

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

Entrance Hall

The hallway has an alarm panel and intercom entry system.

Lounge/Kitchen

17' 1" Max x 10' 11" Max (5.21m Max x 3.33m Max)
Offering open plan living, the kitchen area has a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above. There is an integrated oven and spaces for other appliances. The lounge area is carpeted and dual aspect windows allow a good amount of natural light to flow through.

Bedroom One

14' Max x 10' 9" Max (4.27m Max x 3.28m Max)
A good size double bedroom with fitted wardrobes and access to en suite facilities.

En Suite

With tiling to splash areas, fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

Bedroom Two

10' 8" Max x 10' 3" Max (3.25m Max x 3.12m Max)
A double bedroom with fitted wardrobes.

Bathroom

With tiling to splash areas, fitted with a three piece suite comprising of a bath with shower over, wc, wash hand basin and chrome heated towel rail.

Outside

The property benefits from an allocated parking space.



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- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- EN SUITE FACILITIES
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1000.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107051 - 0004

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