

# Harrison Robinson

Estate Agents



**14 Buckden Court, 1 Jackson Walk, LS29 6AJ**

**£175,000**

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### GROUND FLOOR

#### Communal Entrance Hall

A solid timber entrance door opens into a well presented communal reception hall giving access to the apartments in this block. Carpeted flooring, letterboxes.

#### Private Entrance Hall

From the communal entrance hall the solid wood, main apartment door leads into a spacious, hallway with video telephone entry system, central heating thermostat, radiator, cupboard housing the cylinder and hot water system and room for an item of furniture. Smart laminate flooring, doors giving access to the principal reception rooms. One immediately appreciates the sense of space due to the high ceilings and neutral décor.

#### Living Dining Kitchen

18'0" x 15'1" (5.5 x 4.6)

A most spacious living/dining area having two, large, timber framed double glazed sash windows, allowing natural light to flood in, high ceiling and two radiators. The kitchen area is fitted with an attractive range of base and wall units incorporating a one and a quarter bowl stainless steel sink, built in stainless steel oven, extractor and four ring ceramic hob, integrated larder style fridge/freezer, dishwasher and washing machine. This is complemented by marble effect worktops, part tiled walls and under cabinet lighting, Amtico flooring, inset ceiling spotlights, extractor fan. There is ample space for a dining table and space to sit and relax on comfortable furniture.

#### Bedroom One

12'5" x 10'9" (3.8 x 3.3)

A good sized double bedroom with a large, timber framed double glazed sash window allowing lots of natural light to flood in. High ceiling, carpeted flooring, radiator, fitted wardrobes. Door into 'Jack and Jill' bathroom.

#### 'Jack and Jill' Bathroom

This superb bathroom has the additional benefit of access from both the master bedroom and the entrance hall. Comprising of a white panelled bath with glass screen and chrome mixer taps with shower attachment, pedestal hand basin with LED wall mirror and low level W.C. This is complemented by neutral wall tiling around the bath and half tiling elsewhere. Inset ceiling spotlights, extractor fan and radiator. Newly fitted, attractive vinyl flooring.

#### Bedroom Two

12'9" x 10'5" (3.9 x 3.2)

A further, spacious, double bedroom with a large timber framed double glazed sash window, high ceiling, carpeted flooring and radiator. There is plenty of room for items of furniture.

### OUTSIDE

#### Parking

The property benefits from an allocated parking space in addition to visitor parking.

#### Communal Grounds

The popular High Royds development offers a range of amenities such as a variety of sports grounds including a cricket pitch, two football pitches, tennis courts, cycle and dog walking paths and is surrounded by the beautiful Yorkshire Dales. There is an allocated parking space and visitor parking and attractive communal gardens with bridleways, ponds and walkways.

### TENURE

We are advised by our vendor that the property is leasehold with the remainder of the 999 year lease from 1st January 2006.

The service charge is £205 per month to include:

- Landscape maintenance
- Cleaning of internal communal areas
- Window cleaning
- Electricity in communal areas
- Lift maintenance
- Fire equipment maintenance
- General repairs to communal areas
- Buildings insurance

The ground rent is currently £250 per annum paid in two instalments in July and January. This is reviewed every 10 years.

### UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

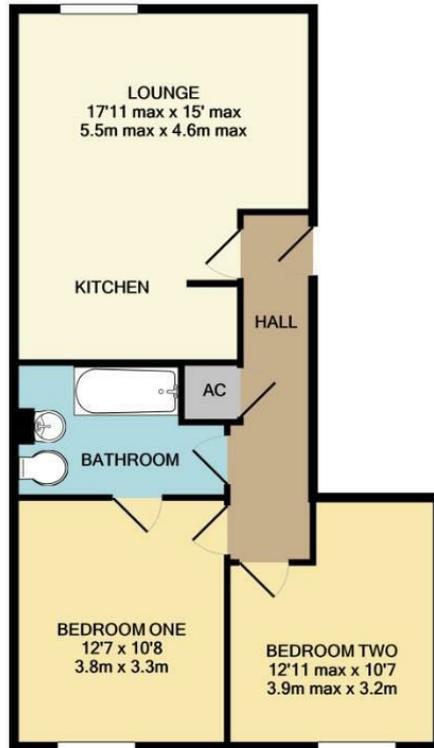
There is shown to be Ultrafast Fibre Broadband available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile.



- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Kitchen Diner
- Well Presented Throughout
- Allocated Parking Space
- 'Jack and Jill' Bathroom
- Convenient Location Close To Train Station And On Bus Routes
- Walking Distance To Village Amenities
- Set in Extensive Communal Grounds
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.