



5 The Sett, Northfield Lane - WF4 5HZ

£175,000 Leasehold

A well presented purpose built spacious and well proportioned modern top floor apartment set within this gated development on the outskirts of Horbury town centre, ideal for those wishing to downsize or first time buyer with allocated parking. The accommodation briefly comprises communal entrance hall with intercom, private reception hallway with airing cupboard, living room opening to well appointed kitchen/diner with a range of high gloss units, integrated appliances, master bedroom with ensuite shower room, a good sized second bedroom, house bathroom with shower over bath. A convenient and popular position within easy reach of local amenities and offered with No Chain.

Ground Floor Communal Entrance

With intercom, leads to...

Second Floor Landing**Private Reception Hallway**

With airing/cylinder cupboard.

Living Room

With double glazed dormer window with open views, downlighting to the ceiling, opening to...

Kitchen/Diner

Fitted with a matching range of high gloss red fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, electric heating, tiling, fitted worktops and wall units, double glazed window.

Master Bedroom

With double glazed window.

Ensuite Shower Room

Comprising pedestal wash basin, low flush w/c, corner shower cubicle, half tiling to the walls, double glazed Velux roof light, chrome heated towel rail.

Bedroom

With double glazed window, downlighting to the ceiling, electric heater.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over and shower screen, tiling, double glazed Velux roof light, chrome heated towel rail.

Outside

The property is accessed via automated gates, two allocated parking spaces, communal gardens, bin store.

Leasehold Details

The property is Leasehold with 99 years remaining. Management fee of £1,200.00 Per Annum and ground rent of £250 Per Annum

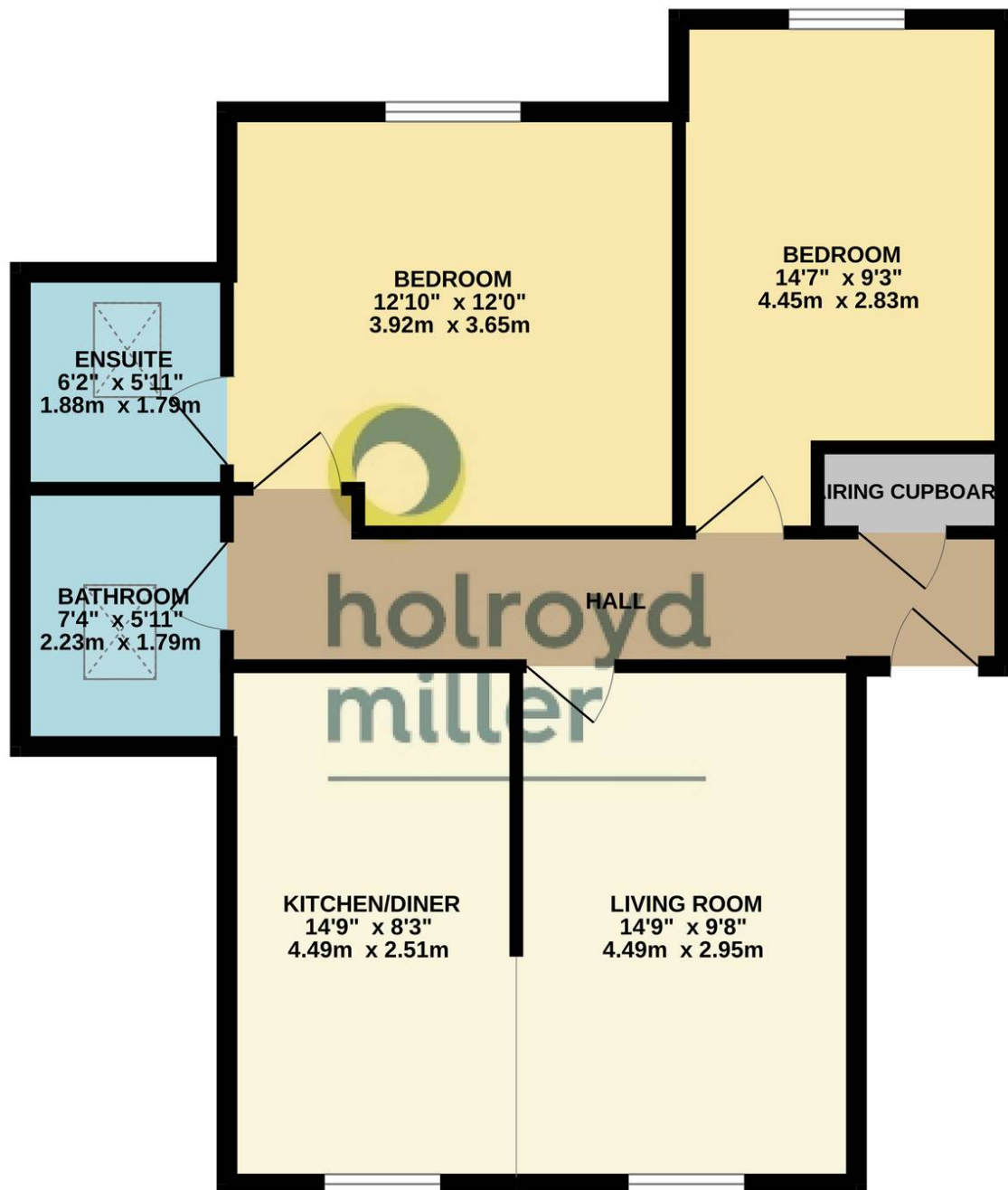
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





SECOND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2026