Martingale Fold, Barwick In Elmet, Leeds, LS15 4PH

- SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT WITHIN A SELECT GATED DEVELOPMENT
- WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM AND EN-SUITE SHOWER ROOM
- LARGE LOUNGE WITH BALCONY OFF
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- EPC RATING C / COUNCIL TAX BAND B

HUNTERS®
HERE TO GET *you* THERE

Asking Price £250,000

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DESCRIPTION

Hunters Wetherby are proud to market this two bed two bathroom apartment set in an exclusive, gated development in a quiet residential location. This fantastic property is only a moments walk from a wide variety of local amenities and York road is only a short drive away making it ideal for those needing to commute into York or the Leeds City Centre.

Set in a gated development this apartment offers new carpets throughout with well proportioned rooms and with no onward chain it's the perfect proposition.

A private entrance leads to stairs up to the first floor accommodation. The hall has a security intercom phone, alarm panel, loft access and an airing cupboard with storage and a gas fired boiler.

The spacious kitchen has a range of wall and base units, integrated appliances including a fridge freezer, oven, five ring gas hob, dishwasher and washing machine.

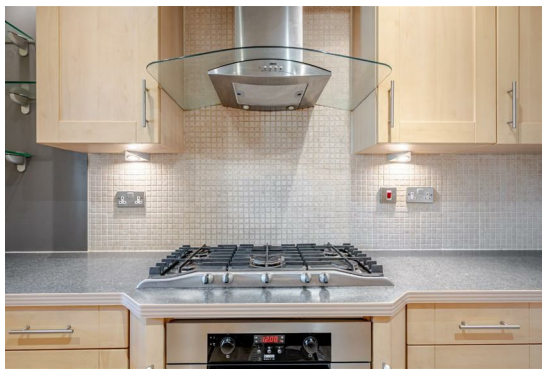
The impressive sized lounge benefits from double aspect windows and includes a living flame gas fire. In addition, there is ample room for a dining table and chairs.
Accessed from the lounge is a fully enclosed balcony/sunroom with a radiator and a double glazed sliding window allowing for inside and outside living. This multi-functional space could be used as an office or just to sit and watch the world go by.

The two large bedrooms have built in wardrobes. An en-suite shower room to the principle bedroom is an added benefit with shower cubicle, low level wc and wash basin.

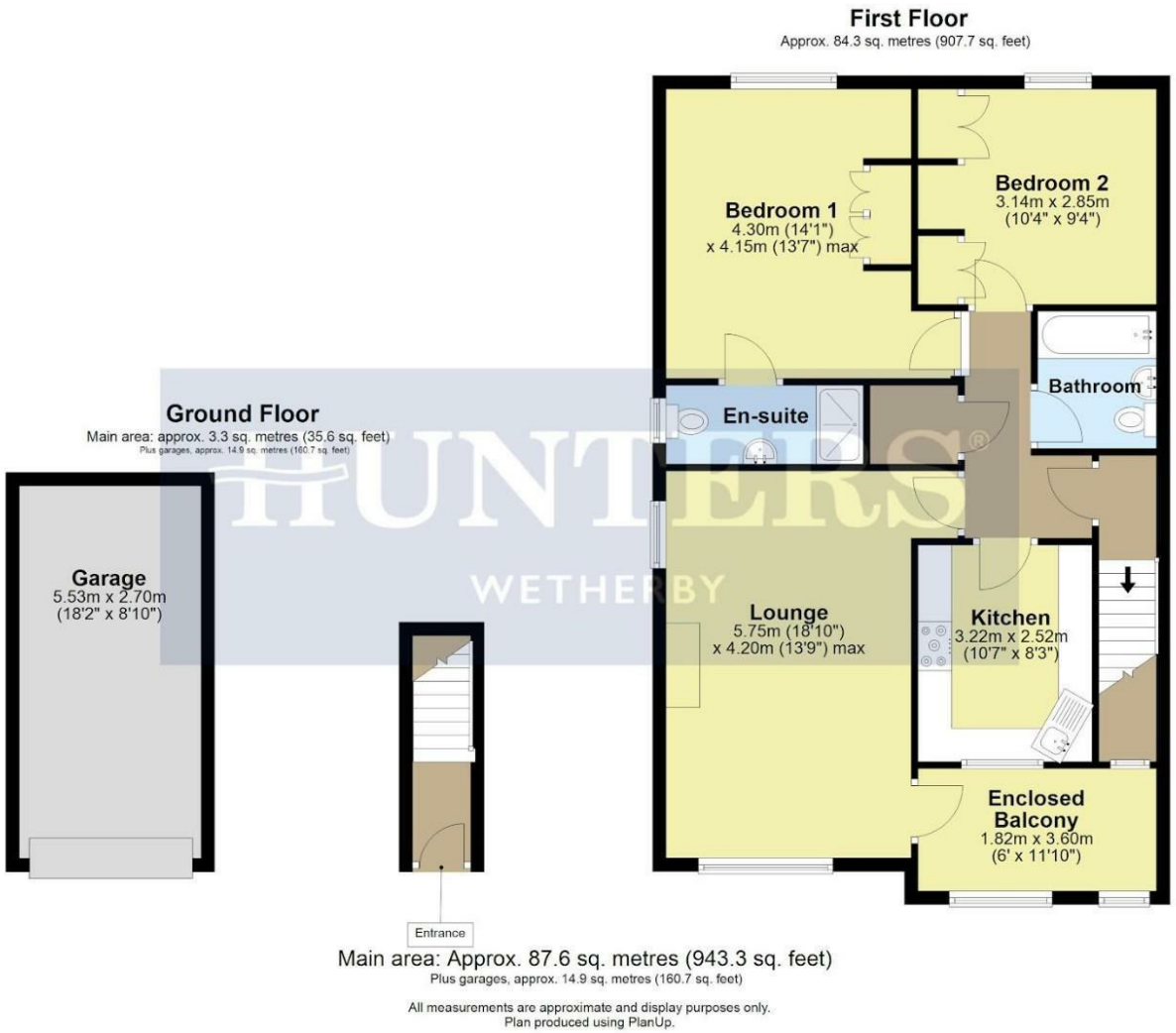
The house bathroom features bath, toilet, wash basin and vanity unit.

To the outside there is a garage with a parking space in front and large communal gardens to the rear that are beautifully maintained with lawn and patio.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include The Springs retail and leisure complex, Sainsburys Retail Park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds City Centre.

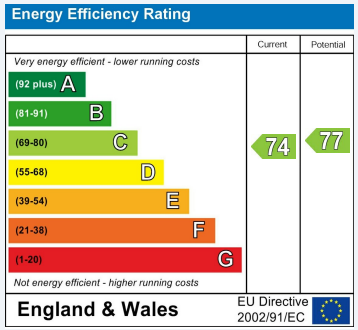


BARWICK-IN-ELMET



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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