

# Ornella's Estates

PROUDLY INDEPENDENT



## Orchard Court Orchard Lane

Guiseley, Leeds, LS20 9HZ

Price £105,000



# Orchard Court Orchard Lane

Guiseley, Leeds, LS20 9HZ

Price £105,000



## INTRODUCTION

A delightful second-floor apartment exclusively for the over 60's offered to the market with pleasant views and in a highly sought-after, chain-free position and designed for comfortable, independent living.

Ideally located in the heart of Guiseley, the property enjoys excellent access to the town centre, with a wide range of shops, supermarkets, cafés and Guiseley train station all within easy reach.

The flat offers a wonderful opportunity for anyone looking to downsize and create a home to their own taste.

While some rooms would benefit from a little cosmetic updating, the bathroom has been recently renovated to a very high standard, and the property has been well cared for, providing a fantastic blank canvas in a truly convenient and popular location. With safety emergency pull cords which are monitored 24 hours a day and also emergency intercom in the hallway.

An ideal choice for those seeking a peaceful yet well-connected lifestyle.

## LOCATION

Town Gate in Guiseley is a particularly sought-after location, offering a charming blend of character, convenience and community. Tucked away yet perfectly positioned, it provides easy access to Guiseley's excellent local amenities, including a vibrant high street, independent cafés, well-regarded schools and superb transport links to Leeds and Bradford. Guiseley itself is a thriving and welcoming

town, prized for its village feel, strong sense of community and beautiful surrounding countryside, with open walks just moments away. It's a place where people truly enjoy living, combining everyday practicality with a relaxed and friendly atmosphere.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 9HZ

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Security intercom. Stairs and lift to 2nd floor.

### ENTRANCE HALLWAY

Comprising large fitted storage unit and storage closet housing boiler.. Doors to:

### FAMILY LOUNGE

14'9" x 11'11" (4.51 x 3.64)

This is a lovely light and airy family lounge. Comprising Upvc double glazed windows to the front elevation with pleasant views. Electric storage heater. Coving to ceiling. TV point.

### FITTED KITCHEN

11'5" x 5'7" (3.48 x 1.72)

Comprising Upvc double glazed window to the rear elevation. A wide range of wall and base units with laminate worktops over. Point for electric cooker, fridge freezer and washing machine. Stainless steel sink. Electric storage heater.

### BEDROOM 1

11'9" x 9'7" (3.59 x 2.94)

Comprising Upvc double glazed window to the front elevation. Storage heater.

## NEWLY FITTED WET ROOM

5'6" x 5'5" (1.70 x 1.67)

Walk in shower room , fold down seat with Mira electric shower, low level wc, wash hand basin.

## OUTSIDE

### PARKING/COMMUNAL GARDENS

To the rear of the property there are bays for parking and well maintained communal gardens,

### ADDITIONAL SECURITY

There is the door intercom in the hallway and a 24-hour security talk-back unit too. Also there are emergency pull-switches located in each room.

### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

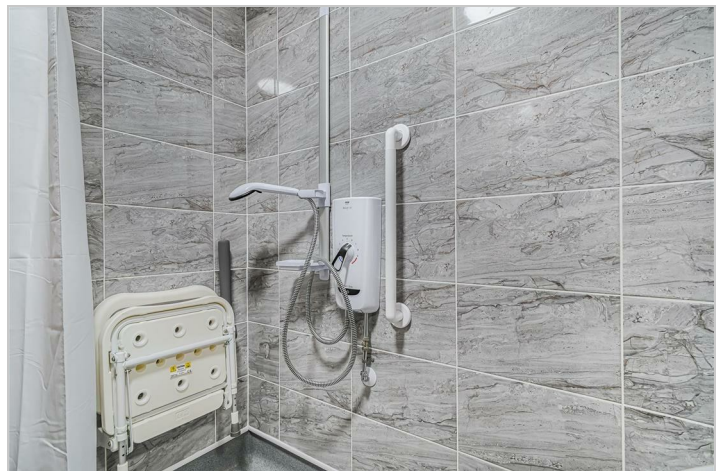
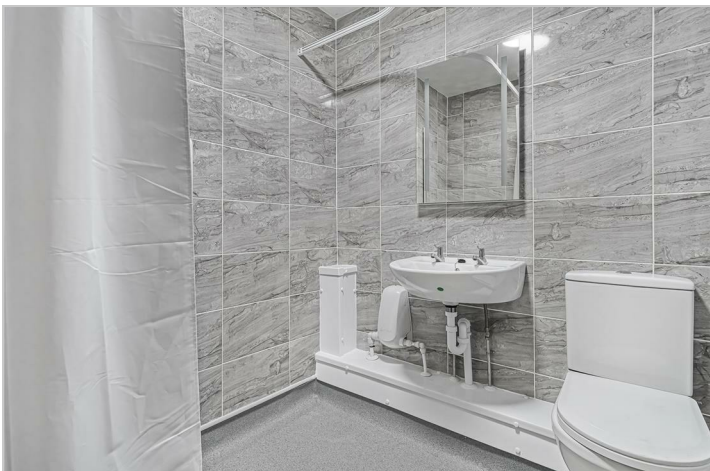
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

### Leasehold

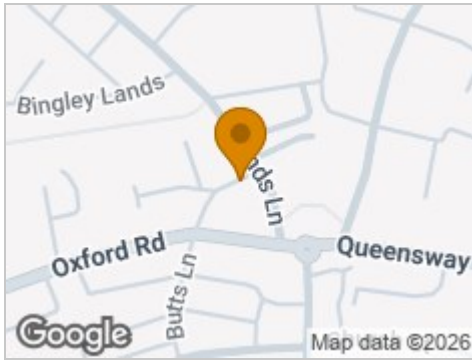
Please be aware that this is a leasehold property and is subject to service charges and ground rent. The Service charge including ground rent is £211.73 pcm

### BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 42.9 sq.m. (462 sq.ft.)

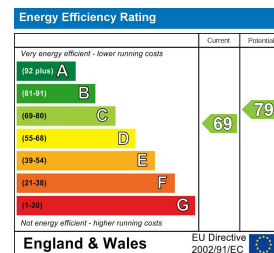
Total floor area: 42.9 sq.m. (462 sq.ft.)

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

## Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.