



Brodwell Grange, Leeds LS18 4AU

welcome to

Brodwell Grange, Leeds

Offered with no onward chain in a great Horsforth location ideal for a number of buyers! Two double bedrooms - one with ensuite. Open plan kitchen/diner/lounge - with balcony access. Communal gardens & Allocated parking space



Brodwell Grange

Offered to the market with no onward chain, this spacious two double bedroom first-floor apartment occupies a sought-after position in Horsforth, conveniently located close to a wide range of local amenities and excellent transport links. Horsforth Railway Station is approximately 1.3 miles away, with Kirkstall Forge Railway Station just 1.1 miles from the property, making it ideal for commuters.

Providing generously proportioned accommodation throughout, this attractive apartment is sure to appeal to a variety of buyers, including first-time purchasers, professionals and investors alike. An internal viewing is highly recommended to fully appreciate all that is on offer.

The accommodation briefly comprises a communal entrance with intercom entry system, a private entrance hallway with useful storage cupboard, and a spacious open-plan living/dining kitchen featuring two sets of sliding patio doors opening onto a balcony. The property also benefits from a principal bedroom with en-suite shower room, a second double bedroom, and a separate house bathroom.

Externally, residents enjoy access to well-maintained communal gardens, together with an allocated parking space.

Ground Floor

Communal access and stairs leading to the upper floor apartment

Hallway

Door opens into the hallway with intercom system, laminate flooring, built in storage and access to the loft space.

Open Plan Lounge/Kitchen/Diner

A spacious open-plan living area of excellent proportions, featuring laminate flooring throughout and enjoying a delightful woodland outlook. The bright and airy sitting room benefits from two sets of sliding patio doors providing direct access to the wraparound balcony, creating a seamless connection between indoor and outdoor living.

The sitting room flows effortlessly into the dining kitchen, which is fitted with a range of base and wall units complemented by ceramic tiled splashbacks. The kitchen is equipped with a built-in oven and hob, plumbing for both a dishwasher and automatic washing machine, inset ceiling lighting, and laminate flooring. There is also ample space for a dining table and chairs, making it an ideal setting for both everyday living and entertaining.

Balcony

A wrap around balcony provides a lovely outdoor seating area with great views

Bedroom One

A good sized double bedroom with laminate flooring, electric heater and window

Ensuite

Ensuite shower room with corner shower enclosure, wash basin and low flush wc

Bedroom Two

A second double bedroom with wall mounted heater and window

Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc and part tiled walls

Outside

To the outside are well maintained communal gardens and an allocated car parking space.

Leasehold Information

This property is leasehold, with a term of 125 years from 1 January 2003

Initial Ground Rent: £150 per annum.

Review Frequency: Every 5 years from the commencement of the term. The lease defines the Review Date as the fifth anniversary of the lease commencement and every fifth anniversary thereafter.

Review Basis: The rent is reviewed in line with the Retail Prices Index (RPI) ("All Items" index). The reviewed rent is calculated by applying the increase in RPI to the initial rent.

Service Charge: The lease states that the Service Charge for the year commencing 1 January 2003 was approximately £763.00.

For subsequent years, the Management Company is entitled to specify the annual service charge by notice.

The Tenant must pay the yearly Service Charge as additional rent.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Brodwell Grange, Leeds

- No Onward Chain
- Allocated Parking Space
- Communal Gardens
- Two Double Bedrooms
- Balcony with Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



£170,000

Total floor area 67.3 m² (724 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107718 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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