





1a Elgar Walk, Stanley - WF3 4PZ

£69,950 Leasehold

Cash Offers Only!! A purpose built modern first floor flat situated within walking distance of the popular village of Stanley and its excellent range of amenities and independent shops, with easy access to the motorway network. Offering excellent accommodation for the property investor with low ground rent and lease running down. The property has electric heating, PVCU double glazing and briefly comprising, ground floor entrance with adjacent useful store, entrance to first floor living room with laminate wood flooring, downlighting to the ceiling, separate kitchen with a range of light oak effect units, built in oven and hob with extractor hood over, house bathroom furnished with modern white suite with electric shower over, good sized double bedroom with built in storage, stunning open views. Outside space with allocated parking. Offered with No Chain.

Ground Floor Entrance
With double glazed entrance door.

Adjacent Built in Storage

Stairs lead to First Floor Living Room
With laminate wood flooring, two electric storage heaters, downlighting to the ceiling, double glazed window.

Inner Lobby
With airing/cylinder cupboard, giving access to...

Kitchen
Fitted with a matching range of light oak effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine.

House Bathroom
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with electric shower over, tiling to the walls, double glazed window.

Bedroom to Front
A good sized double bedroom with double glazed window making the most of the views with electric heater, built in storage cupboard over the staircase.

Outside
Allocated parking space in the car park to the front, outside area. Please note the property is Leasehold with an annual ground rent of £25.00 per annum. Lease term from January 1981 on a 99year lease with 53 years remaining to Skymark and is available to extend at a cost to the buyers.

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.





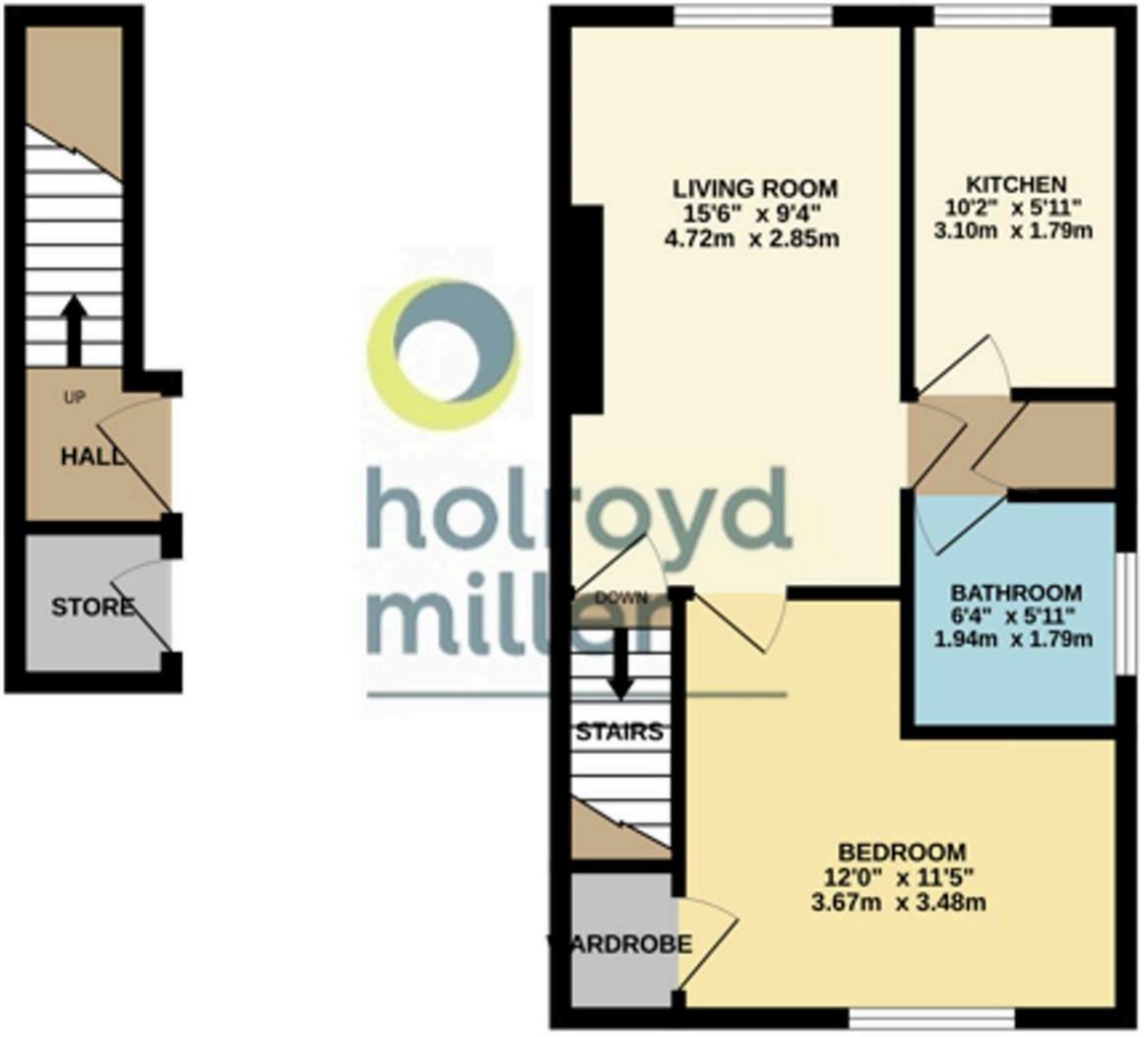






GROUND FLOOR
65 sq.ft. (6.1 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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.
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