



Grangefield Court | Garforth | LS25 1LQ

£130,000

One Bedroom Ground Floor Apartment | Council Tax Band B | EPC Rating C

Emsleys | estate agents

* ONE BEDROOM GROUND FLOOR APARTMENT * NO CHAIN!
* WET ROOM * COMMUNAL GARDENS & PARKING *

Presenting an exquisite one-bedroom flat for sale, perfect for individuals over 55s. This property offers an inviting atmosphere with a selection of unique features including NO CHAIN, communal gardens, laundry facilities and sunroom. Its prime location near public transport links adds great convenience and accessibility to an array of local amenities.

The apartment is designed with a functional layout, making the best use of space. There is a good sized lounge which encompasses a dedicated dining area, ideal for enjoying a meal. Following through, the flat boasts a modern kitchen equipped with built-in appliances, adding a touch of sophistication and easiness to your cooking experience.

The property houses a spacious double bedroom that ensures a restful space to unwind. Making this property more attractive is the adapted wet room, which has been designed for comfort and accessibility in mind.

Stepping outside, the property offers access to a well-maintained communal garden. It provides a green oasis for residents to relax and enjoy the outdoors. In addition, the communal sunroom is a perfect spot for socialisation and leisure activities.

This flat is a superb choice for those seeking a peaceful and comfortable living environment. The no chain situation ensures a smooth and swift transaction. Don't miss this golden opportunity to secure a wonderful home tailored to the lifestyle of over 55s.

Entrance Hall

Radiator, built-in storage cupboard. Door to:

Lounge/Diner 4.09m max x 4.39m max (13'5" max x 14'5" max)

Irregular shaped room and measurements are maximum. Double-glazed window to side and radiator.

Fitted Kitchen 2.24m max x 1.35m min (7'4" max x 4'5" min)

Irregular shaped room.

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit, built-in fridge/freezer, plumbing for automatic washing machine, built-in electric oven, built-in four ring hob with extractor hood over, built-in microwave, double-glazed window to side.

Master Bedroom 2.95m x 2.95m (9'8" x 9'8")

Double-glazed window to rear, built-in boiler cupboard, radiator, coving to ceiling, door to:

Wet Room

Fitted with shower area with electric shower, wash hand basin, and WC. Extractor fan, tiled surround, and radiator.

Outside

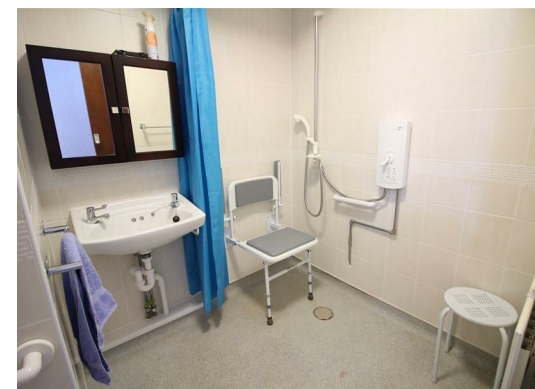
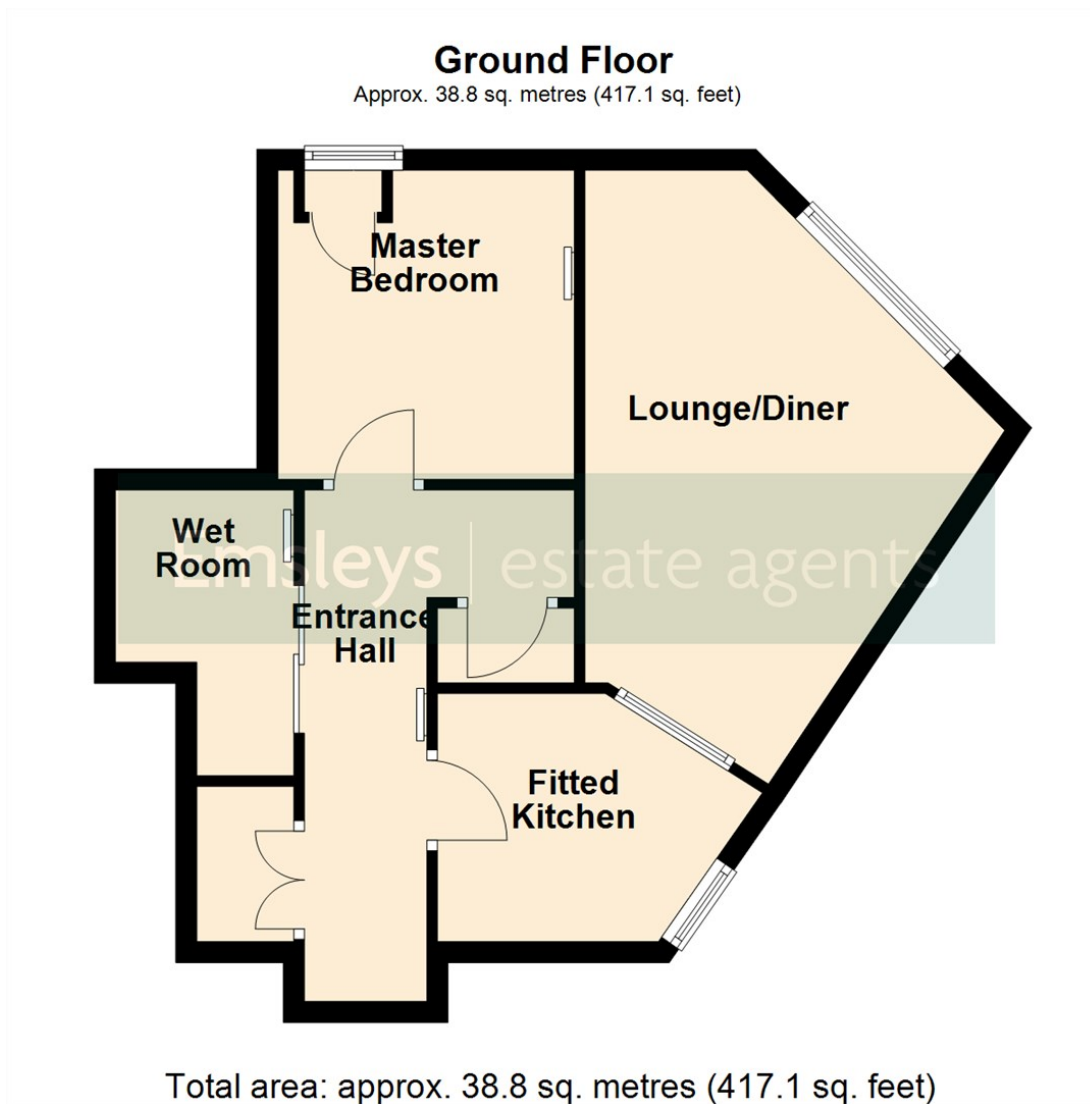
There are communal gardens to the front and rear, of the property. In addition, there is a communal summerhouse to use and a laundry room (small charges apply). There is also communal off-road parking spaces available, on a first come, first serve basis.

AGENTS NOTE

Please note this property is LEASEHOLD. Lease is 999 years from July 2018.

Any information in relation to the service charge and ground rent will be confirmed in writing via the conveyancer. There is a quarterly charge payable, and is reviewed annually. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. The charge includes water rates, building insurance and up keep of communal areas.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents