



 1
Bedroom

 1
Bathroom

Tenure :
Leasehold



Available for sale is this stylish and well-presented ground floor apartment, ideally located in a prime position just moments from Garforth High Street and its wide range of shops, cafés, and amenities.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and contemporary open-plan living space, featuring a stunning fitted kitchen that blends seamlessly with the lounge area—perfect for modern living and entertaining. The property further benefits from a well-proportioned double bedroom and a sleek, modern bathroom.

Additional features include double glazing, electric heating throughout, and the valuable benefit of one allocated parking space.

The apartment is perfectly suited to professionals, first-time buyers, or investors alike, particularly those who commute, with Garforth Train Station within easy walking distance offering excellent transport links.

Early viewing is highly recommended. For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Tenure – Leasehold.

994 years remaining on Lease.

Ground rent - £200 per annum.

Service Charge - £587.83 twice per year.

Kitchen 3.71m x 2.25m (12' 2" x 7' 5")

Fitted with a range of wall and base units. Oak worktops. Sink and tap. Integrated oven, hob and extractor hood over. Plumbing for washing machine. Integrated dishwasher. Double glazed window.

Living Area 3.44m x 3.33m (11' 3" x 10' 11")

Electric heater. Double glazed bay window to the front.

Bedroom 2.56m x 3.19m (8' 5" x 10' 6")

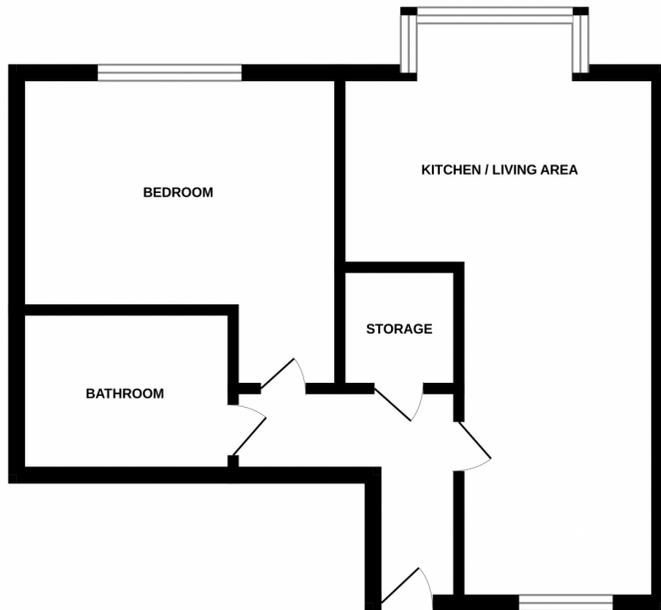
Double bedroom with electric heater, double glazed window and wall mounted socket for TV if required.

Bathroom 2.02m x 1.70m (6' 8" x 5' 7")

Modern fitted bathroom with white three piece suite consisting of bath with shower screen and shower over, WC and hand basin.

Offers in the region of £145,000
Beech Grove Apartment, Garforth

GROUND FLOOR



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. Made with Metropix 10/2016

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Beech Grove Avenue, LS25

