



Grangefield Court | Garforth | LS25 1LQ

£125,000

Ground floor one bedroom apartment | Council Tax Band B | EPC Rating C

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SOUGHT AFTER LOCATION * NO CHAIN * OVER 55's COMPLEX * MODERN KITCHEN & WETROOM.

Having no onward chain is this 'ready to move into' one bedroom ground floor apartment for the over 55's which is located within the Grangefield Court development, just off Church Lane in Garforth. The apartment is ideally located with a bus stop outside the development and Garforth Main Street being a short walk away. The accommodation briefly comprises; entrance hall, lounge, kitchen, double bedroom and wet room/W.C. In addition the property has PVCu double-glazed windows and gas central heating. Externally, there are extremely well maintained communal gardens including a summer house. There is the added benefit of a laundry room and ample parking available for residents and also visitors. The tenure is leasehold, and the service charge is to be confirmed. The service charge includes building insurance, water rates, window cleaning, cleaning and maintenance of communal areas, gardener, electricity to the common areas and all external maintenance and repairs.

Hall

Entrance door, single panel central heating radiator, laminate flooring, cupboard and store. Doors to all rooms.

Lounge 4.80m x 3.43m (15'9" x 11'3")

Laminate flooring, single panel central heating radiator, coving to the ceiling and a PVCu double-glazed window overlooking communal garden. Glazed portion with sliding serving hatch from the kitchen.

Kitchen 1.93m x 2.97m (6'4" x 9'9")

Comprising; a modern fitted range of wall and base units in cream, co-ordinated work surfaces, sink and drainer, plumbing for a washing machine, space for cooker and fridge freezer. Laminate flooring and radiator.

Bedroom 2.95m x 3.53m (9'8" x 11'7")

With fitted furniture, PVCu double-glazed window to the front aspect, radiator and coving to the ceiling. with fitted furniture.

Wet Room

Fully tiled with water tight flooring with a drain for the shower, wash hand basin and push flush WC. Extractor fan and radiator.

Exterior

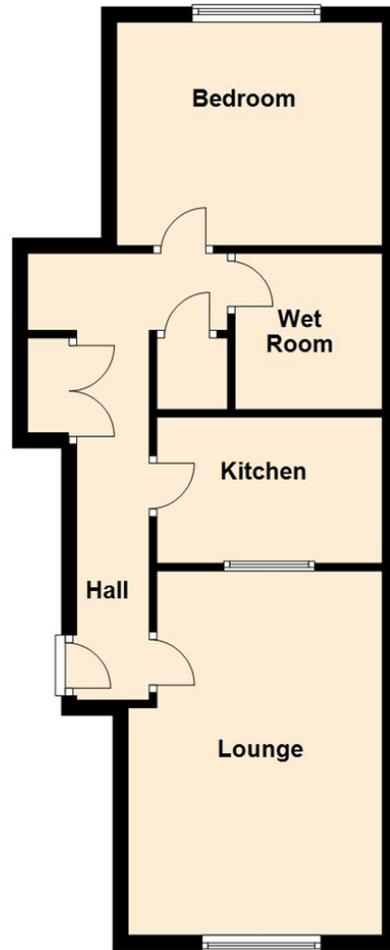
Agents notes

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. A quarterly management charge of £357.72 is payable and 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. Lease term 999 years, 993 years remaining.



Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 42.8 sq. metres (461.1 sq. feet)



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.

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