



Barley Hill Lane | Garforth | LS25 1DW

Chain Free £135,000

Two Bedroom Apartment | Council Tax Band B | EPC Rating C

**Emsleys** | estate agents

**\* TWO BEDROOM FIRST FLOOR APARTMENT \* NO CHAIN! \* GENEROUS ACCOMMODATION! \* GARDEN & PARKING SPACE\***

Located a stone throw from the amenities on Main Street, in the charming town of Garforth, is this delightful first-floor apartment. With NO ONWARD CHAIN!, this property is ideal for those looking to move in without delay. The property benefits from both double-glazing and central heating, adding to the property's convenience.

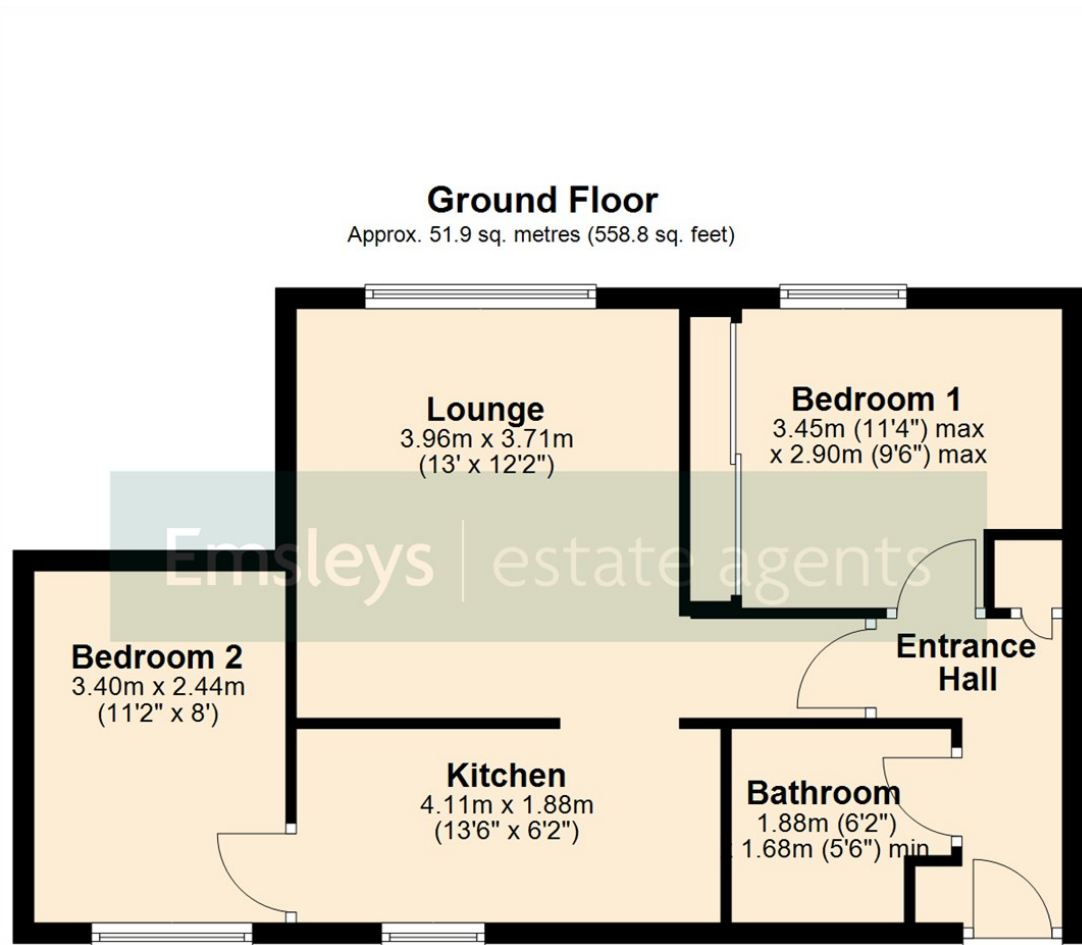
There is a communal entrance hallway, and staircase which leads to the first floor. The private entrance hall opens into a good sized lounge, with room for a dining table if needed, providing a lovely space for relaxation or entertaining guests. There are two well-proportioned bedrooms, with the first bedroom benefiting from built-in wardrobes, ensuring ample storage for your belongings. The white bathroom is both stylish and functional, complete with a shower over the bath, catering to your daily needs. The kitchen is fitted with units, together with a built-in hob and oven.

One of the highlights of this property is the small garden, which is a true rarity for apartments. This offers a private outdoor space to enjoy fresh air and sunshine. Additionally, for those with a vehicle, parking is available for one car, adding to the all round charm of this lovely home.

This purpose-built flat is an excellent opportunity for first-time buyers, downsizers, or investors looking for a property in a desirable location. With its appealing features and proximity to local amenities, this flat on Barley Hill Lane is not to be missed!







Total area: approx. 51.9 sq. metres (558.8 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents