



Scholars Gate | Garforth | LS25 1BF

One Bedroom Apartment | Council Tax Band A | EPC Rating C

Asking Price  
£125,000

**Emsleys** | estate agents

**\* MODERN ONE BEDROOM APARTMENT \* NO CHAIN! \* OPEN PLAN FITTED KITCHEN/LOUNGE \* COVERED PARKING \***

Exquisite one-bedroom second floor apartment, located on a highly sought-after location. This property is ideally placed with excellent public transport links and reputable schools within the vicinity, making it a prime choice for dwellers seeking both convenience and quality. Adding to the appeal is the availability of covered off road parking for one car, an asset most city dwellers will appreciate. Furthermore, this property benefits from being available with NO ONWARD CHAIN! ensuring a smooth and swift transaction for prospective buyers.

The heart of this home is undeniably the open-plan kitchen and lounge. The kitchen is fully equipped with built-in appliances and provides a charming breakfast area where one can enjoy a leisurely morning. The lounge, which effortlessly merges with the kitchen, is a haven of natural light and airy spaces, thanks to the Juliet balcony. This open-plan design ensures a social environment where cooking and entertaining can seamlessly blend. The apartment boasts a spacious double bedroom offering ample space for rest and relaxation. The bathroom is fitted with a shower over the bath, providing flexibility for your bathing preferences.

To summarise, this one-bedroom flat provides a blend of comfort, convenience, and modern living in a well-connected and desirable location. With its unique features and thoughtful layout, it is ready to become the perfect home for its new owner.

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#### Communal Entrance

There is secure intercom entry system. Stairs to first and second floors.

#### Private Entrance Hall

Door to storage cupboard.

#### Lounge 4.47m x 3.28m (14'8" x 10'9")

Double-glazed leaded window to front, wall mounted electric panel heater, double-glazed double door with Juliet balcony, open plan to:

#### Fitted Kitchen 2.87m x 3.28m (9'5" x 10'9")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, built-in electric oven, built-in four ring hob with extractor hood over, and built-in dishwasher. Built-in storage cupboard, wall mounted gas electric panel heater.

#### Bedroom 2.82m x 3.91m (9'3" x 12'10")

Wall mounted electric panel heater, double-glazed door with Juliet balcony and access to loft space.

#### Bathroom

Fitted with three piece suite comprising panelled bath with

electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double-glazed window to side, wall mounted electric panel heater.

#### Outside

There is an allocated covered off road parking area, to the side of the property block, for one car.

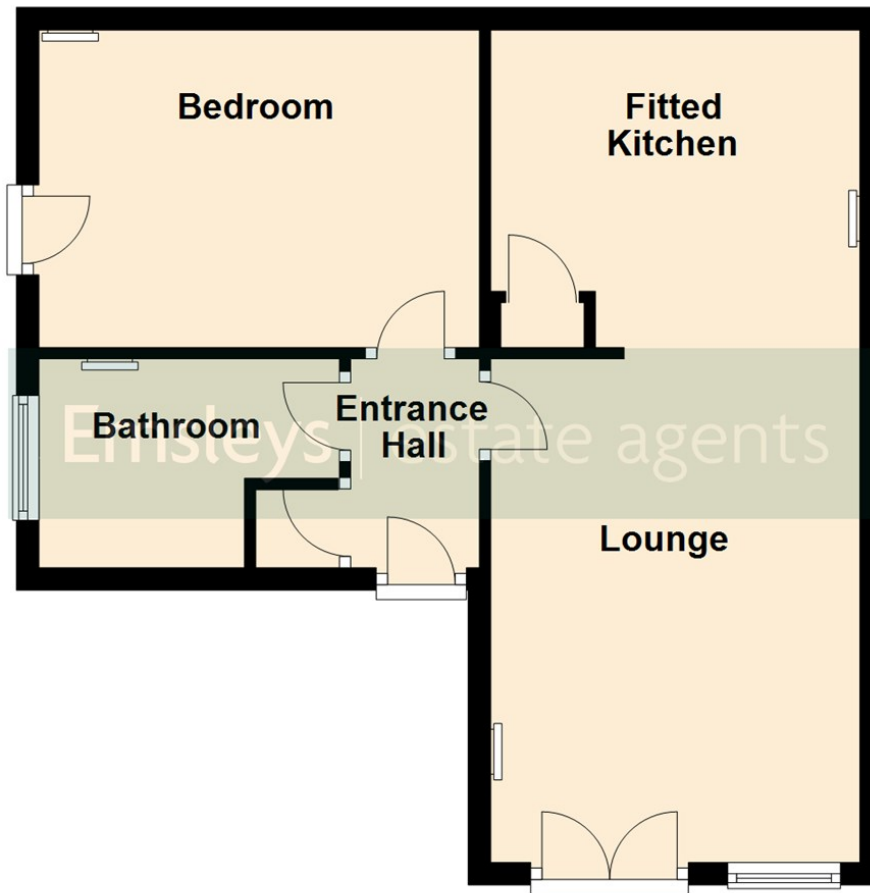
#### Agents Note

The property is LEASEHOLD, with 999 years from 2007. There is both service charges and ground rent charges payable annually.



## Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 43.3 sq. metres (466.6 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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