



Grangefield Court | Garforth | LS25 1LQ

£175,000

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

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\* TWO BEDROOM GROUND FLOOR APARTMENT \* OVER 55'S ONLY \* MODERN WET ROOM \* PROFESSIONALLY DECORATED & QUALITY FLOORING \* GARAGE \* NEW BOILER FITTED 2020 \*

This two-bedroom ground floor apartment is offered for sale in Garforth, and is available to over 55's only. The property is presented in excellent 'ready to move into' condition and provides well-planned accommodation throughout. Built of only two of a kind in the whole complex, the huge benefit of this property is having access from the lounge into the communal private rear garden and private garage - which is a rarity! The property is offered with NO CHAIN and offers ready to move into accommodation. A real rare gem.

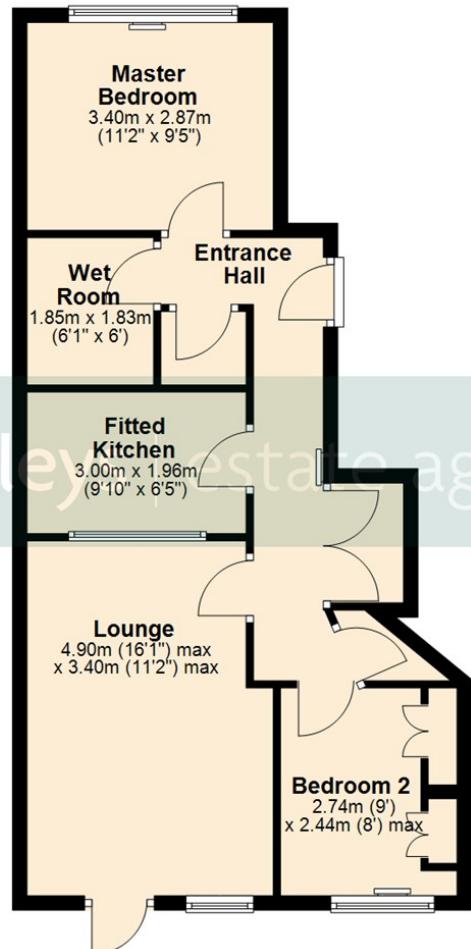
The light and airy lounge features a fireplace and direct access to a rear garden, offering pleasant views and an outdoor seating option. The fitted kitchen includes built-in oven and hob and ample storage cupboards, and white goods are to included. There is a double master bedroom and a further single bedroom, providing flexible sleeping or study space, with a range of quality fitted wardrobes. The accommodation is completed by a practical and quality wet room, with non-slip flooring and refitted luxury sanitary ware. The apartment has single garage, located close to the property within a block, plus communal off road parking. The property has been professionally painted throughout, with newly laid neutral carpets together with hard wearing luxury vinyl flooring. The complex offers communal gardens, laundry and summerhouse/conservatory. Service and ground rent charges do apply, ask for more information.

Garforth offers a range of local amenities including supermarkets, shops and cafés along Main Street, together with medical and community facilities. The area is also well-regarded for its access to green spaces, with parks and walking routes available nearby. Public transport links are a key feature of the location. Garforth and East Garforth railway stations provide services to Leeds and York.



### Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 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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