



2 Green Lane | Garforth | LS25 2QF

£185,000

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

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\* MODERN TWO BEDROOM GROUND FLOOR APARTMENT \*  
NO CHAIN! \* BUILT IN 2019 BY REDROW BUILDERS \* OPEN  
PLAN LOUNGE/DINER/KITCHEN \* OFF ROAD PARKING FOR  
ONE CAR \*

Rare find! Well presented ground floor apartment, boasts a modern design with a unique open-plan layout, creating a spacious and airy feel throughout. It is located within a small, exclusive development, built in 2019 by Redrow builders, offering a contemporary lifestyle. The property has a number of years remaining on the NHBC certificate.

The property's condition reflects its relatively recent construction, and it is available for immediate occupancy with NO ONWARD CHAIN. It is ideally suited for those seeking ground floor accommodation, further enhancing its appeal. The property consists of generously portioned accommodation, which is ideal for a wide number of buyers from first time buyers to mature couples.

The highlight of the property is the open-plan reception room, which seamlessly integrates with the dining area and kitchen, creating a sociable and functional living space. The modern fitted kitchen also benefits from integrated appliances. The property consists of two double bedrooms - which offer light and airy retreats, and a bathroom fitted with a shower over the bath.

One of the unique features of the property is the provision of parking, which is a sought-after convenience in this location. Additionally, benefiting from an EV charging point, providing a future-proof solution for electric vehicle owners. Residents also have access to communal garden, providing a tranquil outdoor space for relaxation and enjoyment.

The location of the property is highly desirable, with excellent public transport links and local amenities within easy reach. Notably, it's within a stone's throw from East Garforth train station, offering superb connectivity for commuters and travellers alike. Viewing highly recommend a viewing in order to appreciate the excellent move-in condition this apartment offers

### Communal Entrance Hallway

Communal front entrance door, with secure entry.

### Entrance Hall

Radiator, tiled floor. Built-in storage cupboard. Door to:

### Lounge/Diner/ Kitchen 5.59m max x 5.72m max (18'4" max x 18'9" max )

Fitted with a modern range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in ceramic hob with extractor hood over, two double-glazed windows to front, two radiators, tiled flooring.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, chrome ladder style radiator, tiled flooring.

### Master Bedroom 3.53m max x 4.06m max (11'7" max x 13'4" max)

Double-glazed window to rear, radiator, door to built-in storage cupboard.

### Bedroom 2 2.87m x 3.00m max (9'5" x 9'10" max)

Double-glazed window to rear, radiator.

### Outside

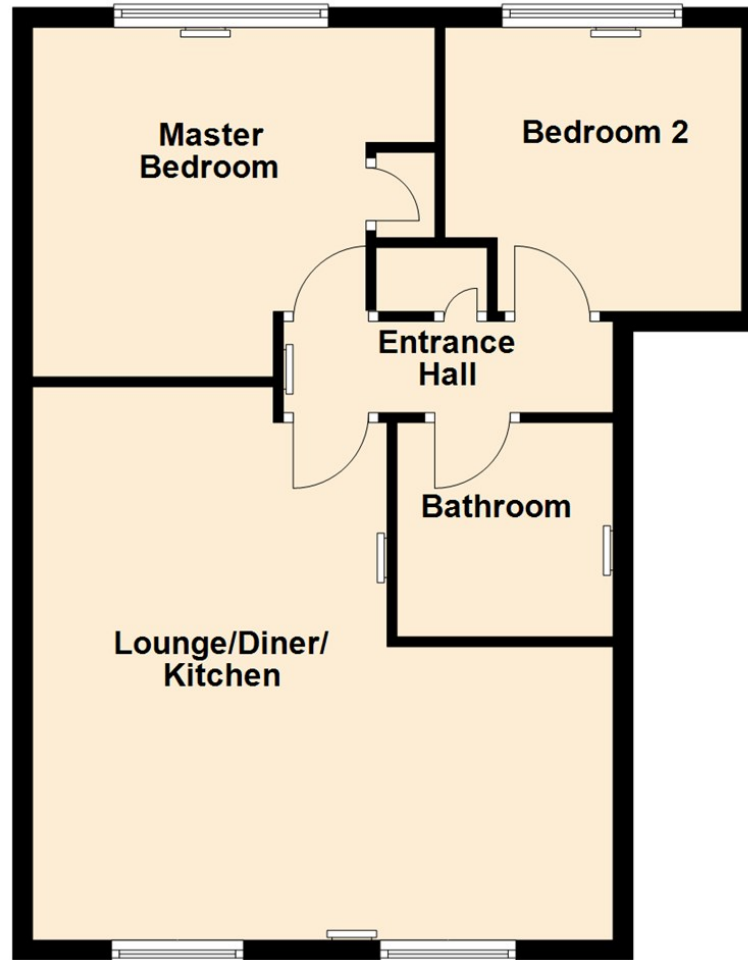
There is an allocated off road parking space for the apartment, with useful eco friendly EV charging point. There is also a good sized mainly lawned communal garden to the rear and use of a secure storage room.

### Agents Note

Please note that the tenure for this property is LEASEHOLD. The lease is for 999 years, as of December 2019. There is a ground rent of £62.50 twice a year (£125.00 in total annually). There is also a service charge of £867.60, to be paid twice a year (circa £1735.20 in total for the year). Further details are available upon request.



## Ground Floor



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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