Ledbury Grove | Middleton | LS10 4RZ £85,000

One bedroom ground floor maisonette | Council Tax Band A | EPC Rating E

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TUCKED AWAY LOCATION. GARDEN & PARKING. CLOSE TO AMENITIES. NO CHAIN.

Presenting a well-maintained one-bedroom maisonette, offered for sale in good condition and ideally situated to take advantage of excellent public transport links and a range of local amenities. This appealing home provides a comfortable and practical layout, making it a perfect choice for those seeking low-maintenance living.

The property features a spacious reception room, ideal for relaxing or entertaining guests, complemented by a separate kitchen designed to meet daily needs with efficiency in mind. The well-presented bedroom provides a peaceful retreat, while the bathroom is finished to a good standard, ensuring convenience for everyday routines. Double glazing throughout, courtesy of PVCu windows, enhances the energy efficiency and comfort of the home. Further benefits include dedicated parking, offering peace of mind for vehicle owners, and access to a garden area, presenting a space to enjoy the outdoors or entertain during the warmer months.

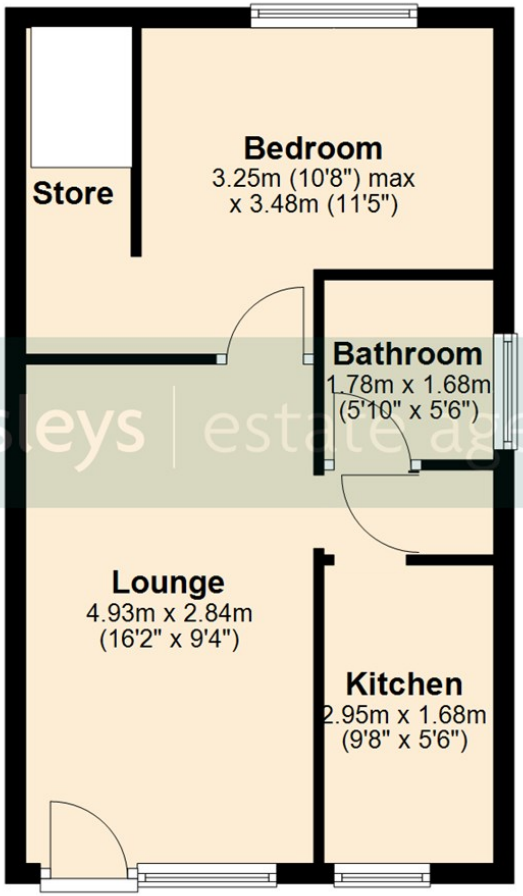
The maisonette is leasehold, with 54 years remaining on the lease and a ground rent of £25 per annum (to be confirmed by your solicitor), making it a sound investment opportunity. Its prime location grants effortless access to nearby shops, services, and regular bus or train routes to cater to your commuting needs.

This maisonette delivers the ideal blend of convenience, comfort, and value. Early viewing is highly recommended to fully appreciate the quality and potential this home has to offer.

1:39

Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



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Total area: approx. 38.2 sq. metres (410.7 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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