



Church View | Sherburn In Elmet | LS25 6HZ

Chain Free £140,000

Two bedroom first floor apartment | Council Tax Band C | EPC Rating C

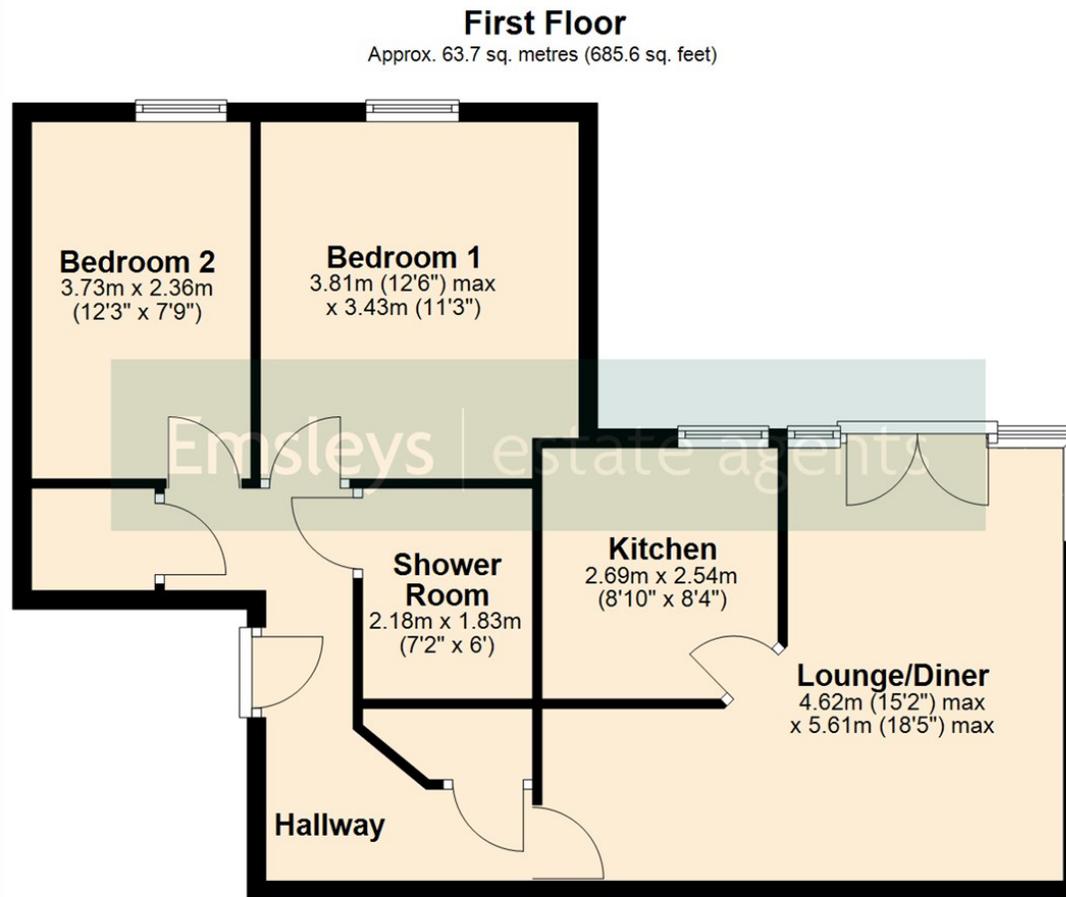
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VACANT POSSESSION & NO CHAIN. CLOSE TO AMENITIES. OVER 55's RESIDENTIAL ONLY.

A sought after first floor apartment set within easy access of amenities and found tucked away in the corner on a desirable plot overlooking the cricket ground. The accommodation can be accessed via the communal hall. Briefly comprising; entrance hall, lounge/diner, kitchen, two bedrooms, inner hallway and a modern shower room. In addition the property has double-glazed windows and electric storage heaters. Outside the property is set within pleasant established communal gardens with seating areas and residents parking. There is a service charge for the property of £597.33 per quarter reviewed annually which includes buildings insurance, water rates, cleaning and painting of communal areas, garden maintenance, 24 hour warden call service, exterior repairs and repainting. The lease was set at 999 years on 1 January 1992, so has 966 years remaining.







Total area: approx. 63.7 sq. metres (685.6 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

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