

Mike
Dobson



32 Church View

Sherburn In Elmet, Leeds, LS25 6HZ

£135,000

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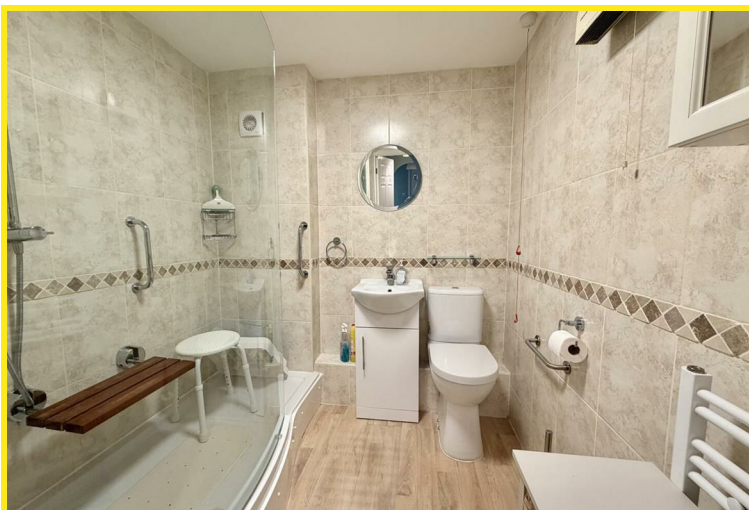
Welcome to this exquisite one-bedroom ground floor retirement apartment, No Chain, It is ideally situated in the serene Church View, Sherburn In Elmet, Leeds. Designed specifically for the over 55s, this immaculate property offers a perfect blend of comfort and modern living, set within beautifully maintained gardens that provide a tranquil backdrop.

Upon entering, you will be greeted by a spacious lounge that overlooks the picturesque gardens, creating a peaceful atmosphere for relaxation and socialising. The lounge is complemented by new flooring throughout, enhancing the contemporary feel of the apartment. The recently modernised kitchen is a true highlight, featuring high-quality integrated appliances, including an oven, microwave, and an induction hob, along with a convenient Quooker tap for instant boiling water.

The spacious bedroom boasts fitted wardrobes and electric blinds, ensuring both style and practicality. The modern shower room is equipped with a sleek white suite and a p-shaped double walk-in shower, providing a luxurious space for your daily routines.

Additionally, the apartment has been fitted with new electric radiators, ensuring warmth and comfort throughout the year. This property has been meticulously updated with no expense spared, making it a perfect choice for those seeking a low-maintenance lifestyle in a vibrant community.

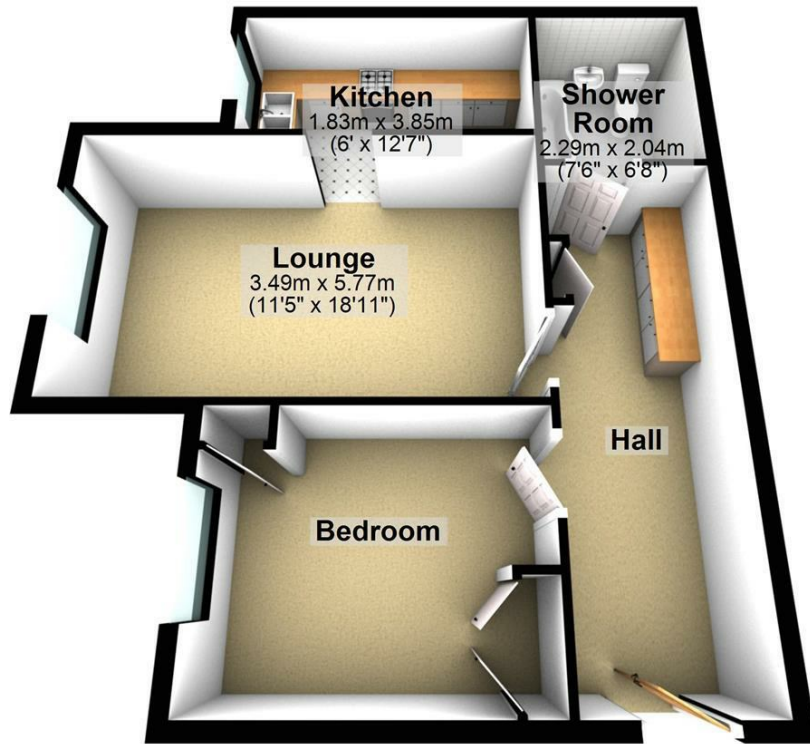
This retirement apartment not only offers a beautiful living space but also the opportunity to enjoy a peaceful and fulfilling life in a supportive environment. Don't miss the chance to make this stunning property your new home. There is Service charge for the property of £640 per quarter which includes 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 965 years remaining.





Floor Plan

Ground Floor



Total area: approx. 58.6 sq. metres (630.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Sherburn In Elmet office proceed straight across Low Street onto Church View, follow the road round to the left where the property can be located on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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