

Mike

**Dobson**



**23 Grangefield Court**

Garforth, Leeds, LS25 1LQ

**£135,000**

# 23 Grangefield Court

A fantastic opportunity to purchase a one double bedroom ground floor apartment on an over 55's development and being extremely convenient for Garforth Main Street and also having a bus stop directly outside the complex.

The accommodation briefly comprises communal entrance, entrance hall, lounge, kitchen, bedroom and bathroom/W.C.

In addition the property has a large useful storage cupboard, gas fired central heating with Vaillant combination boiler which is located in a storage cupboard and has been serviced annually by the current owner, modern kitchen with tiled splashback to include the cooker, space for fridge/freezer and plumbing for washing machine and fully tiled bathroom with Mira shower over the bath.

Externally, there are beautifully maintained communal gardens and residents have access to a summerhouse and laundry facilities.

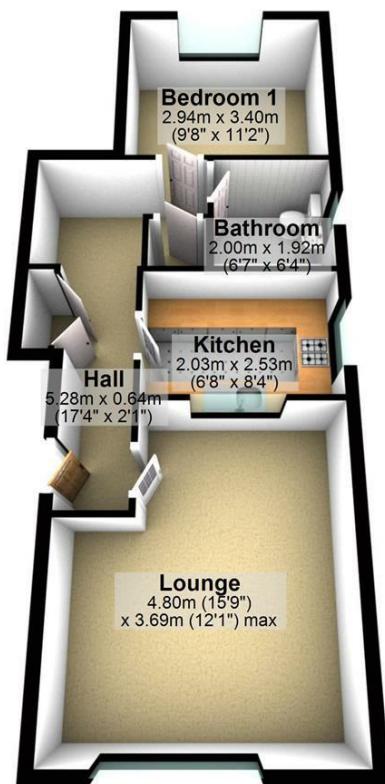
Please note the ground rent is currently £122 per month and includes water rates, window cleaning, cleaning of communal halls, summerhouse and laundry facilities, and a weekly gardener. This is due to be reviewed in April 2025.





## Floor Plan

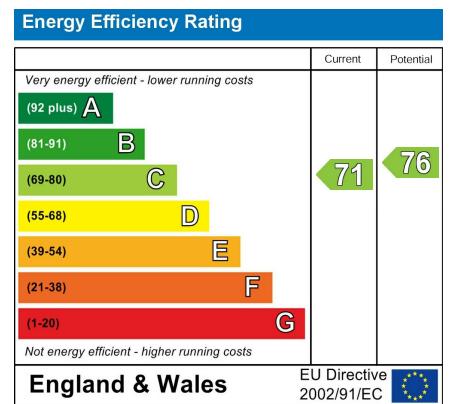
### Ground Floor



### Area Map



### Energy Efficiency Graph



### Directions

From our Garforth office on Main Street turn left. Continue on Main Street and then turn left again on to Church Lane. Proceed along and Grangefield Court is located on the right hand side.

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