



23 Grangefield Court
Garforth, Leeds, LS25 1LQ

£135,000

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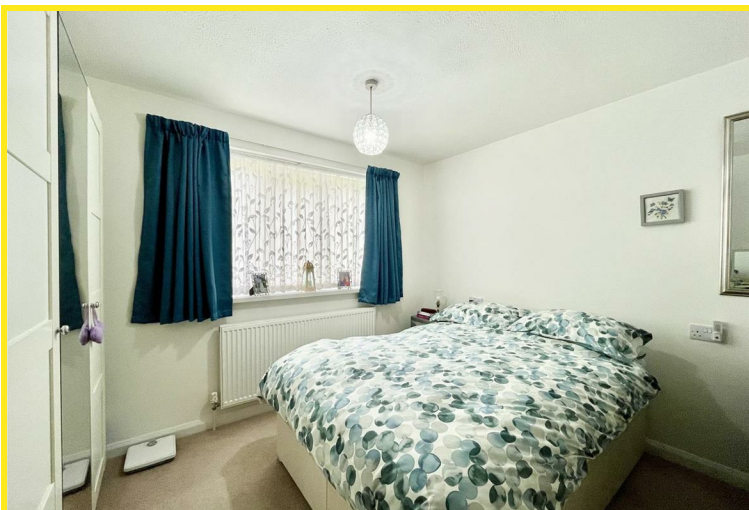
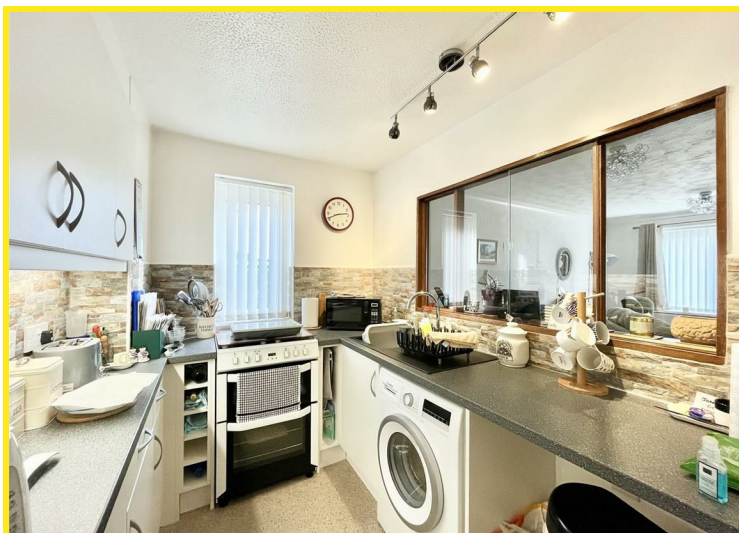
A fantastic opportunity to purchase a one double bedroom ground floor apartment on an over 55's development and being extremely convenient for Garforth Main Street and also having a bus stop directly outside the complex.

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.

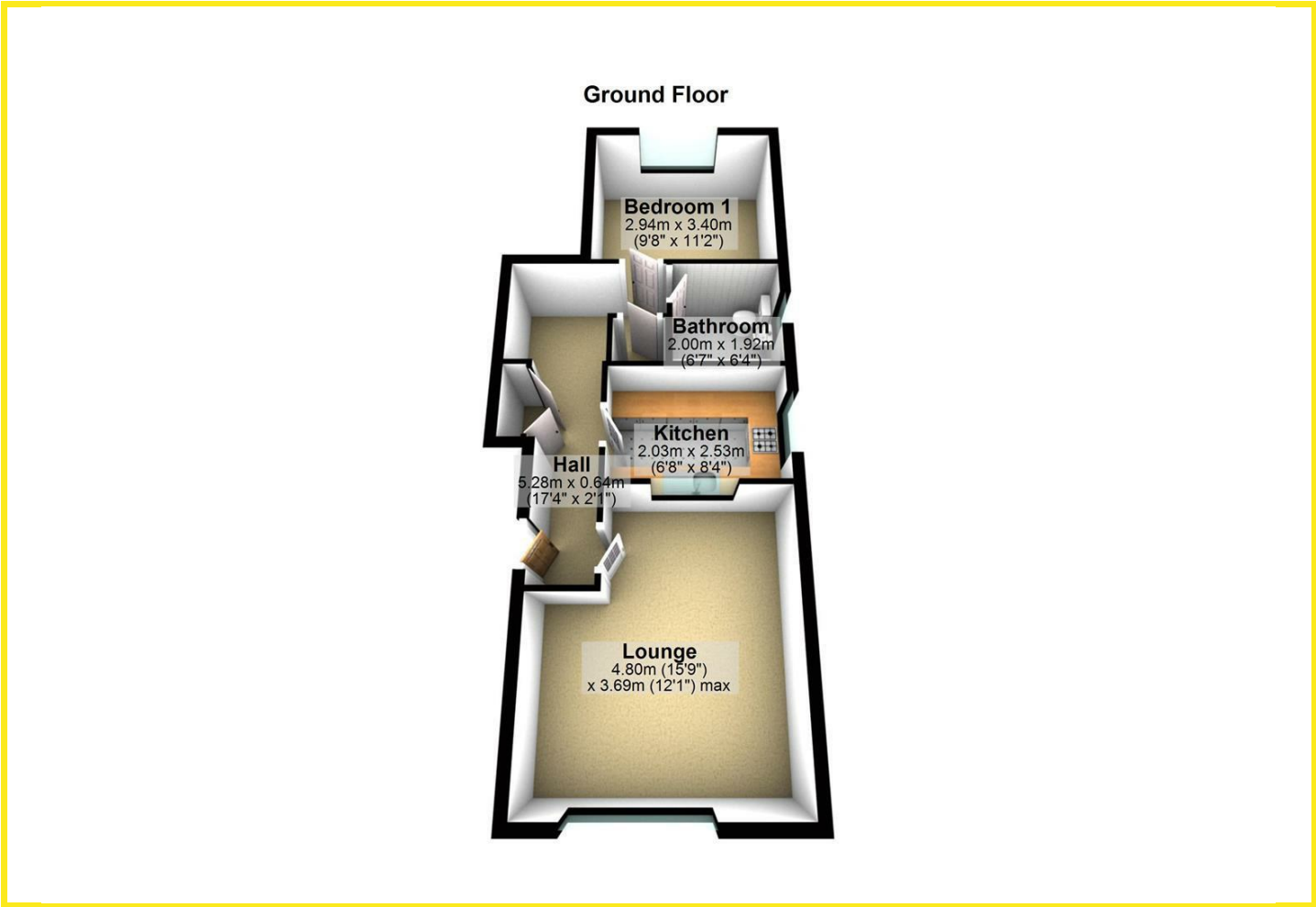
Externally, there are beautifully maintained communal gardens and residents have access to a summerhouse and laundry facilities.

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.





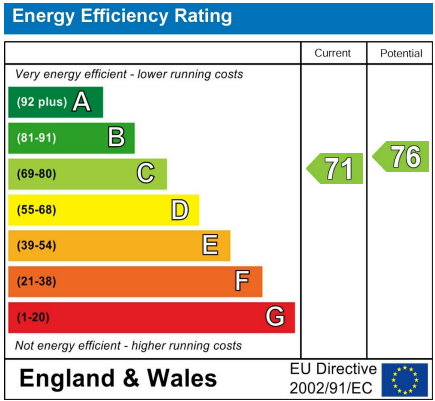
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.