



10 Grangefield Court
Garforth, Leeds, LS25 1LQ

£120,000

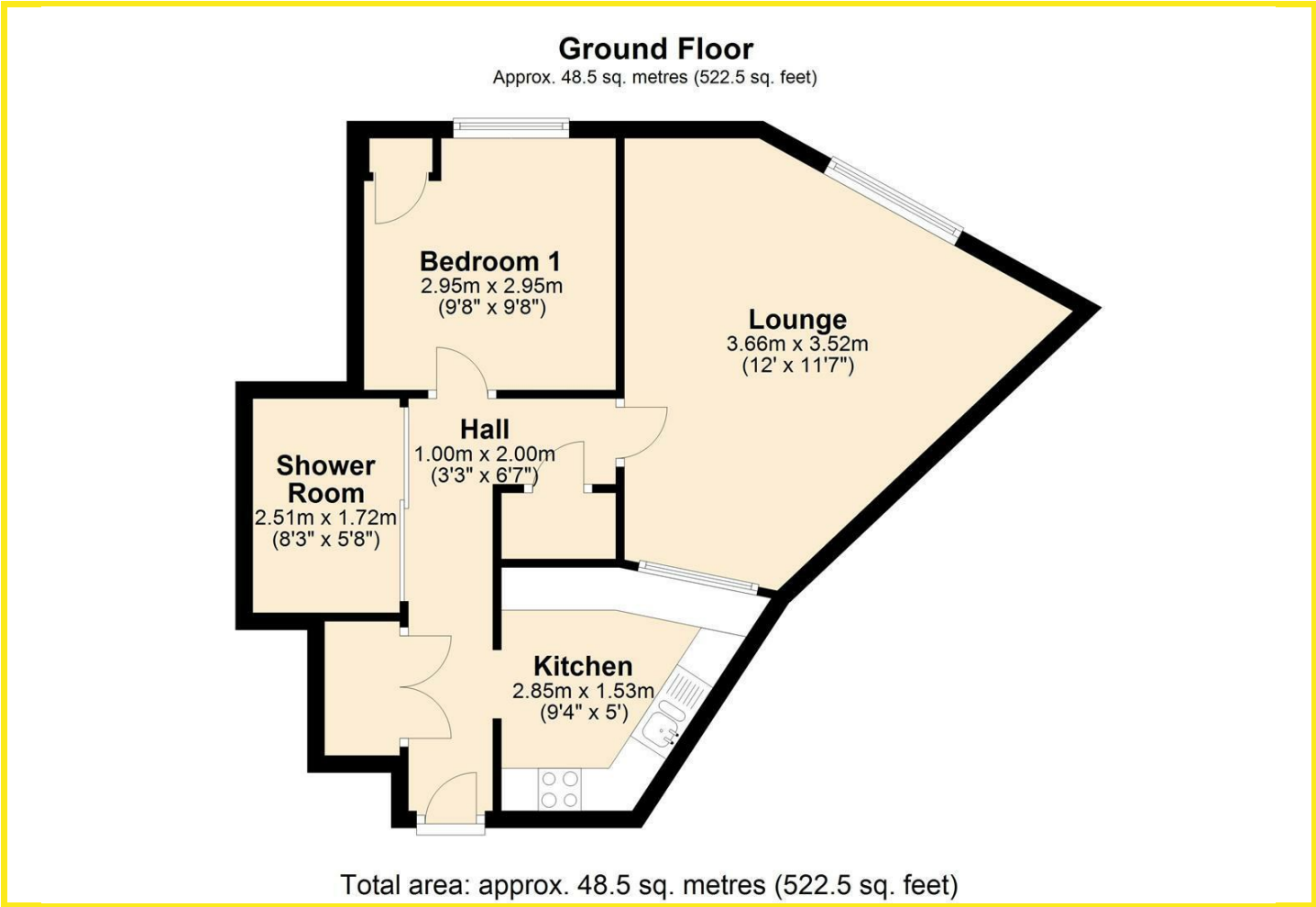
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Being sold with no onward chain is a 'ready to move into' one bedroom ground floor apartment located within the Grangefield Court development, just off Church Lane in Garforth and for the over 55's. The apartment is ideally located with a bus stop outside the development and Garforth Main Street being a short walk away. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, bedroom one and wet room/W.C. In addition the property has PVCu double glazed windows, gas fired central heating with wall mounted Ideal combination boiler, modern newly installed Howden's fitted kitchen with four ring electric hob, built in oven, integrated fridge/freezer, and plumbing for washing machine. Externally, there are extremely well maintained communal gardens including a summer house. There is the added benefit of a laundry room. There is ample parking available for residents and also visitors. The tenure is leasehold, and the service charge is to follow. The service charge includes building insurance, water rates, window cleaning, cleaning and maintenance of communal areas, gardener, electricity to the common areas and all external maintenance and repairs. Council tax band B.





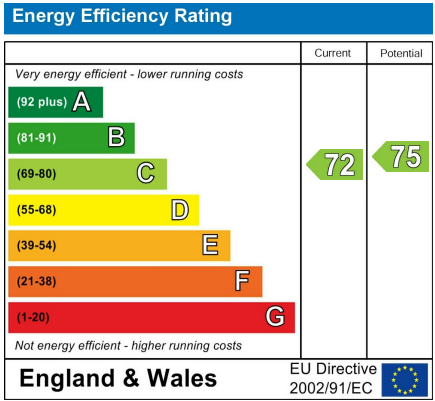
Floor Plan



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.