



1 The Belfry, Yeadon
£107,000

NO ONWARD CHAIN- This spacious ground floor two bedroom apartment is an ideal first time purchase or investment. Ideally located close to the shopping facilities at Yeadon , whilst excellent transport links to Leeds \Bradford are within the local vicinity. The apartment benefits from gas combi central heating with UPVC double glazing throughout and requires a small amount of decorative modernisation .
Comprises: Communal entrance, entrance hall, spacious living room, kitchen, two bedrooms and a bathroom. Outside are communal grounds and a designated parking space.

SECURITY ENTRANCE SYSTEM TO COMMUNAL ENTRANCE HALL

Door to Apartment 1

ENTRANCE HALL

Wood door, telephone entry system, laminate flooring.

LIVING ROOM

17'9" x 10'7" (5.42 x 3.23)

Laminate floor, central heating radiator, upvc double glazed window to rear

KITCHEN

8'5" x 6'11" (2.57 x 2.11)

Range of wall and base units with corresponding worktops, stainless steel sink , integral gas hob and electric oven, plumbed for washing machine, space for fridge freezer, combination boiler, upvc double glazed window.

BEDROOM 1

9'9" x 12'4" (2.97 x 3.76)

Upvc double glazed window to front, laminate flooring, central heating radiator.

BEDROOM 2

9'0" x 10'5" (2.74 x 3.17)

Upvc double glazed window to rear, laminate flooring, central heating radiator.

BATHROOM

6'10" x 5'9" (2.09 x 1.76)

Panel bath with shower above, low wc, pedestal basin, splash back tiling, upvc double glazed window.

OUTSIDE

Communal grounds mainly lawned with further parking areas. The property has a designated parking space.

TENURE

Leasehold, 98 Years Remaining.

EPC

Grade C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

DIRECTIONS

From the A658, pass the Murgatroyds restaurant. At the lights continue straight over towards Rawdon, until the junction at green Road next to the petrol station. Turn into Green Road and immediate right into Windmill Lane , where the property will be found on the left hand side.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS. THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

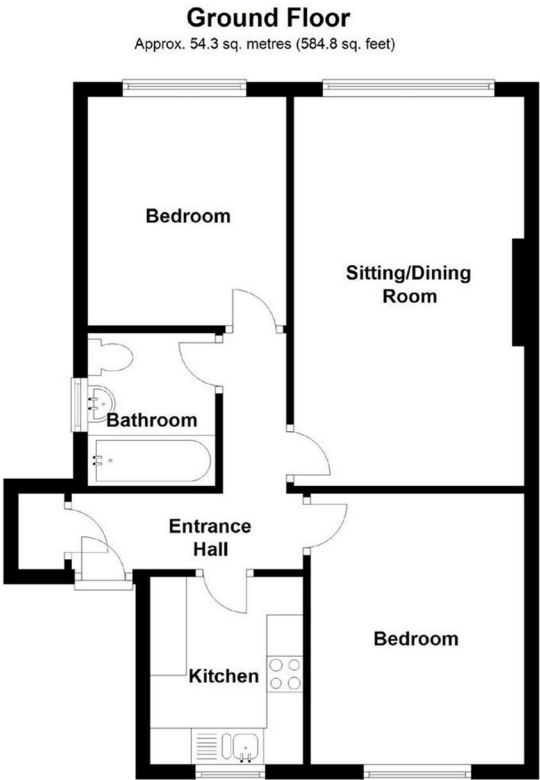
MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL

MEASUREMENTS, MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. WHILST THE AGENT HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PARTICULARS WE MUST WARN PROSPECTIVE PURCHASERS THAT IN THIS INSTANCE WE HAVE NOT BEEN ABLE TO CHECK ANY ASPECT WITH THE FORMER OCCUPIERS AND YOU SHOULD MAKE YOUR OWN SURVEYOR AWARE OF THIS FACT.

THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN. PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS

Please note this brochure has not been vendor checked and is subject to alteration

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

