

# HUNTERS®

HERE TO GET *you* THERE

**2 Brodwell Grange, Horsforth, Leeds, LS18 4AU**

**£169,950**

**Property Images**



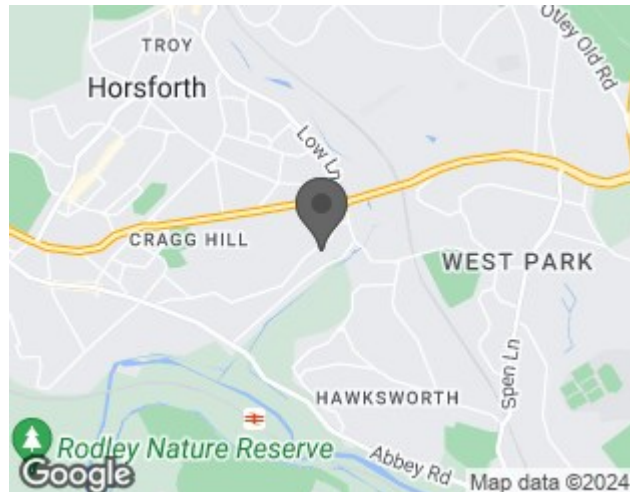
## Property Images



## EPC

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

## Map



## Summary

BRODWELL GRANGE, is a quiet yet central two bedroom apartment! Well-presented and on the ground floor, this apartment is situated in a popular part of Horsforth close by to all local amenities. Horsforth has become a hub for wide range of buyers including young professionals and down-sizers who are looking to be in a well-connected suburb with shops and amenities on your doorstep within walking distance. There are also great transport links including the ring road, major bus routes and two train stations (Horsforth and Kirkstall Forge) making this a perfect location for commuters.

The apartment benefits from:

- Over 800 square feet!
- Communal entrance hallway with secure fob access.
- Private entrance hallway, providing plenty of storage in two cupboards.
- Open plan kitchen/diner and living room. The modern style of living offers a beautiful outlook through patio doors that lead to green outdoor space. A great space for entertaining!
- Master bedroom with en-suite shower room and second double bedroom.
- Neutral house bathroom with shower over bath.
- Well-kept communal gardens which provide a lovely setting.
- Parking.

Offered with NO CHAIN this well appointed apartment will appeal to a wide range of buyers call and book your viewing today.

## Features

• GROUND FLOOR - 2 BEDROOMS • CHAIN FREE • OVER 800 SQ FT • ALLOCATED PARKING • SECURE FOB ACCESS • WALKING DISTANCE AMENITIES • QUIET/ATTRACTIVE RESIDENTIAL AREA • LEASEHOLD • 106 YEAR LEASE REMAINING • EPC: D - COUNCIL TAX: C