

HUNTERS®

HERE TO GET *you* THERE

8 Horsforth Mill, Low Lane, Horsforth, Leeds, LS18 4GS

O.I.R.O £165,000

Property Images



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Floorplan

Horsforth Mill, Leeds, LS18

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 65.2 SQ M
(702 SQ FT)

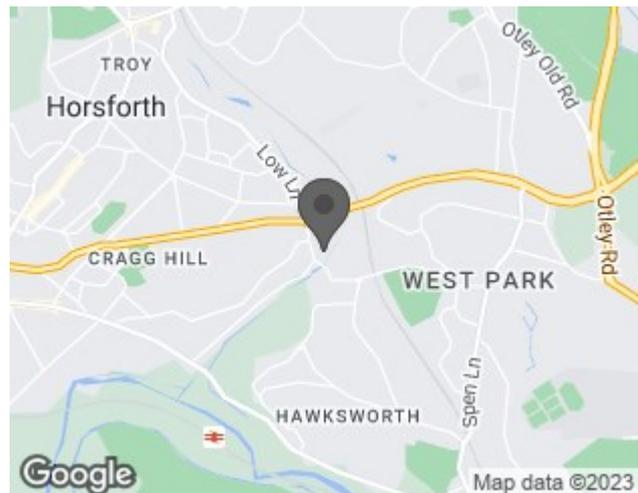


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 934720

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

A fantastic large one bedroom property in the impressive Horsforth Mill. Horsforth Mill is an impressive, high specification development with a mix of new build apartments and conversions, modernised from the original textile mill built in 1903. Well located, with easy access to both Horsforth Train Station and Kirkstall Forge, train connectivity to Leeds and the surrounding area is a doddle. The apartment is also well located for easy commuting via the Leeds Ring Road.

With secure parking, fob secure entry, private mailboxes and a lift to each floor, this property is a perfect first time buyer/investment property.

Some of this properties features include:

- Large double bedroom
- High spec modern shower room
- Secure gated development
- Modern high specification kitchen.

Storage units available in the basement at an additional cost and organised via the management company. We have been advised that the property is leasehold on a 125 year lease with 121 remaining, a ground rent of £250 per annum and service charge of £888, these have been paid for 2023.

Internal viewing and a visit to this stunning development is highly recommend.

Features

- High Specification Development
- One Bedroom
- Secure gated development
- Close to Train Stations
- Large - 702sq ft approx
- Open plan living
- Ground Rent and Service Charge paid in full for 2023
- Council band: B
- EPC: C