

HUNTERS®

HERE TO GET *you* THERE

22, Thackray Court Cornmill View, Horsforth, Leeds, LS18 5NJ

Guide Price £190,000

Property Images



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Property Images

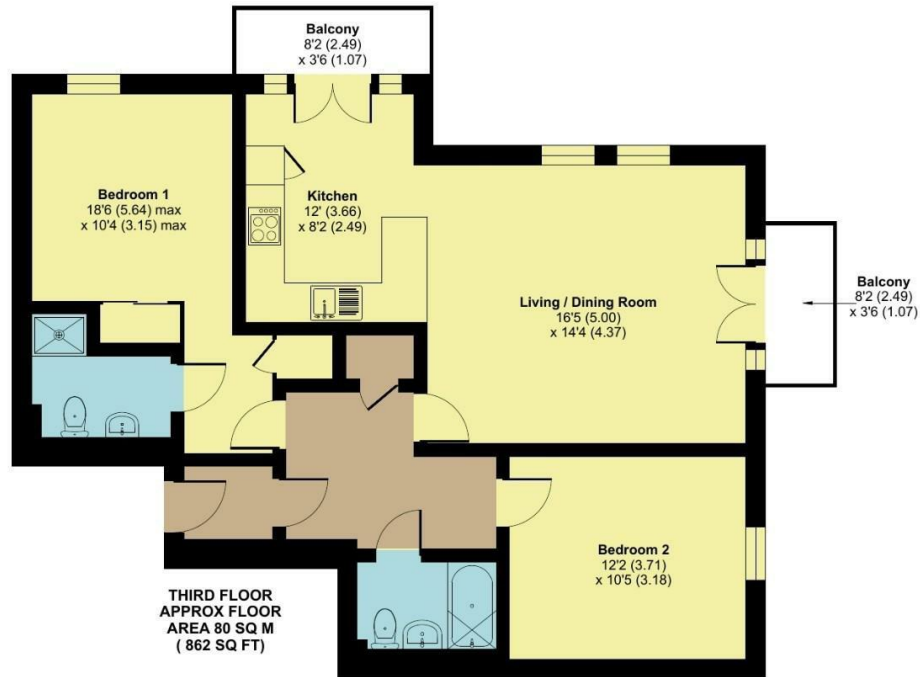


Floorplan

Thackray Court, Cornmill View, Horsforth, Leeds, LS18

Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale

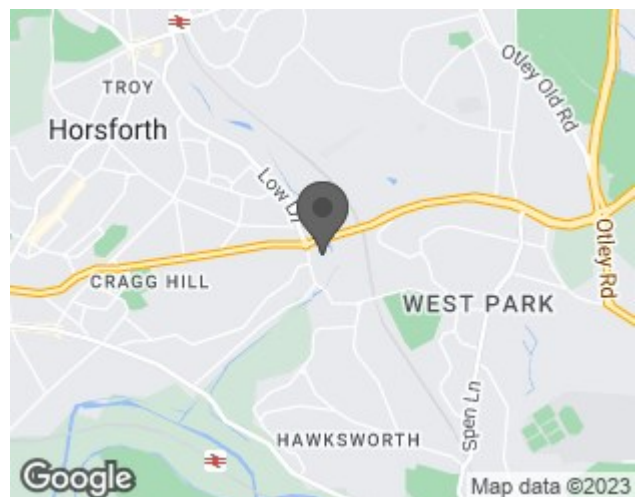


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hunters Property Group. REF: 989958

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

Summary

LARGE APARTMENT, OVER 800 SQ FT, TWO DOUBLE BEDROOMS, TWO BALCONIES, SECURE UNDER-CROFT PARKING AND A LIFT FOR ACCESS!!! VIEWING RECOMMENDED

Hunters are delighted to offer for sale this fantastic apartment situated in a popular Horsforth location. Being one of the larger apartments on the development, and with the block benefiting from a lift, the property has a pleasant outlook with dual aspect windows from the open plan kitchen, dining, living room. A balcony with pleasant views offers the ability to enjoy coffee and drinks in the sun!. The property is also offered chain free and provides exceptionally well presented ready to move in to accommodation.

The location offers convenient access to local transport links including Leeds Ring Road and Horsforth train station, as well as good access to Horsforth's vibrant Town Street and New Road Side areas which are awash with cafés, bars, shops, banks and many other essential amenities.

The modern style apartment has well-presented and well-proportioned rooms comprising of: entrance vestibule and spacious hallway. The entrance hallway has further storage, having two cupboards. The master bedroom has fitted wardrobes and en-suite shower room, as well as house bathroom, for the additional double bedroom which also has fitted wardrobes. The contemporary style kitchen has fitted appliances and the superb living room has French doors opening on to the balcony – a perfect spot to enjoy a glass of wine alfresco. There is off road parking available in a dedicated under-croft parking space as well as plenty of additional visitor and on street parking within the Cornmill View complex.

This home, will in our opinion, make a fantastic starter home or investment opportunity, the location and modern style of apartment living, complete with balcony terrace offers much to a first time buyer, couple, commuter and investor buyer.

Features

• High floor with Two Balconies • Dual aspect windows • Two large double bedrooms • Updated wiring and new Fuse Board+ cert • Large kitchen with integrated appliances • Undercroft parking • Offered Chain Free • Leasehold: 107 years remaining • LCC: Band C • EPC: C