

HUNTERS[®]

HERE TO GET *you* THERE



Salisbury Mews

Horsforth, LS18 5QR

Offers Over £105,000



16 Salisbury Mews

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Offers Over £105,000



- One bedroom first floor apartment
- No forward chain
- Currently tenanted until August 2022
- Perfect first time buy or investment opportunity
- Ready to move into condition
- On street parking
- Close to local amenities and transport links
- Council tax band A

A fantastic opportunity to purchase this ONE BEDROOM FIRST FLOOR APARTMENT situated in a convenient location in Horsforth off Low Lane, close to an excellent range of local amenities and transport links. The property enjoys a quiet CUL-DE-SAC position which overlooks woodland and has on street parking available. Currently tenanted until August 2022 and offered to the market with NO FORWARD CHAIN, the property is sure to appeal to a range of buyers in particular INVESTORS and FIRST TIME BUYERS.

Having both PVC DOUBLE GLAZING and ELECTRIC HEATERS throughout, the accommodation briefly comprises: ENTRANCE HALL with stairs rising to the first floor. The LANDING has a useful storage cupboard and a door leads to the LIVING ROOM which is a generous size with a pleasant outlook. The KITCHEN has a good range of modern wall and base units and benefits from an integrated electric oven, hob and extractor hood, low level fridge and space for a washing machine.

The BEDROOM is a double sized room with space for a double bed and furniture and has a range of built in wardrobes. The BATHROOM has a white three piece suite with a low flush w/c, wash hand basin and fully tiled walls.

Outside, on street parking is available directly outside of the property.

The location of the property is ideal for commuting links to both Leeds and Bradford via the Leeds ring road which is located only 0.5 miles away. Horsforth railway station is located 0.7 miles away and provides access to both Leeds and Harrogate. There are an excellent range of local shops and amenities on Low Lane which is situated within 100 metres of the address.

KITCHEN

10'7" x 7'3" (3.23 x 2.21)

LIVING ROOM

13'10" x 11'10" (4.22 x 3.61)

BEDROOM

15'7" x 7'2" (4.75 x 2.18)

BATHROOM

7'3" x 4'2" (2.21 x 1.27)

STREET VIEW



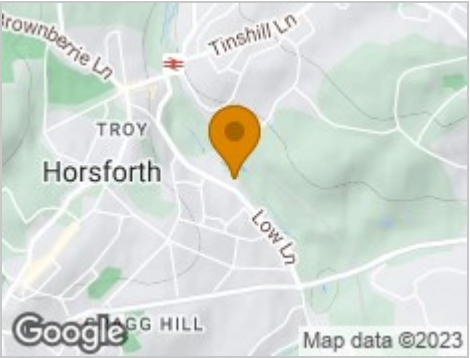
Road Map



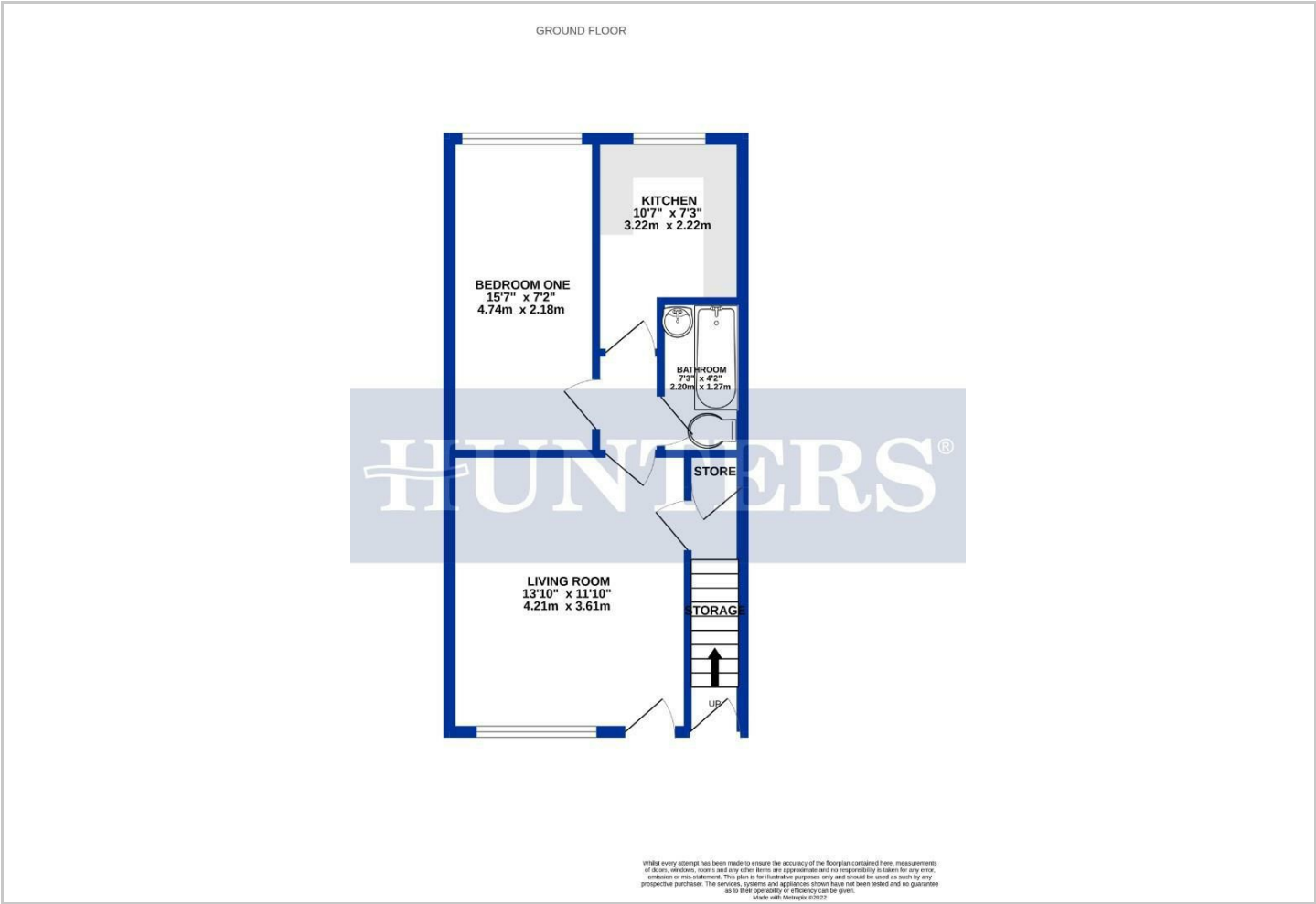
Hybrid Map



Terrain Map



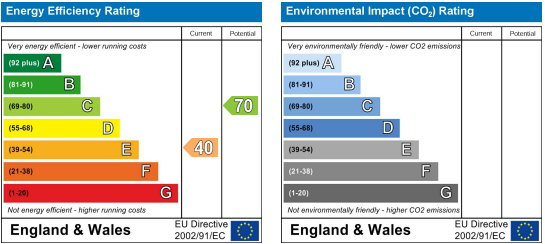
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.