

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



25 Borrowdale Croft

Yeadon, Leeds, LS19 7FN

Asking Price £89,950



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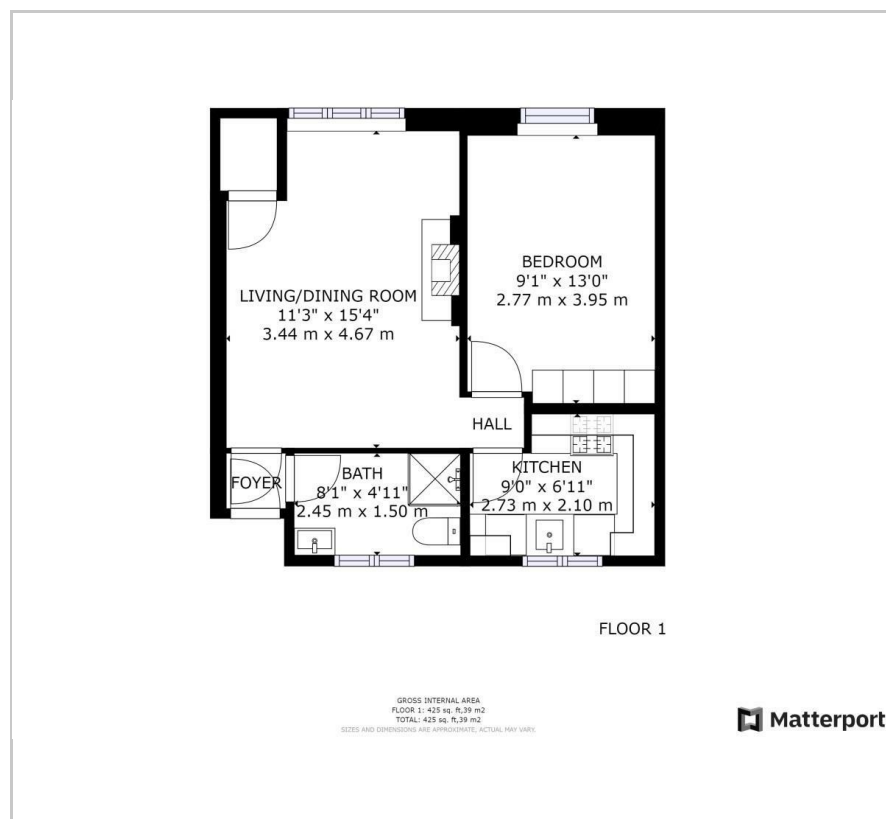


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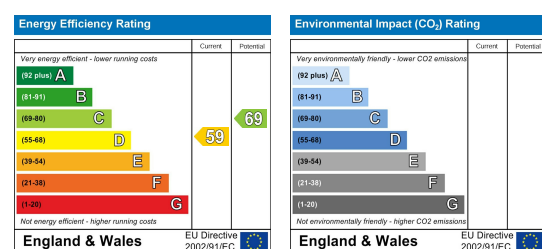
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- PRICED TO ALLOW FOR LEASE
- FIRST FLOOR APARTMENT WITH PRIVATE HALLWAY AND STAIRCASE
- GAS HEATING AND DOUBLE GLAZING
- NO ONWARD CHAIN
- CLOSE TO SHOPS AND AMENITIES
- WOULD BENEFIT FROM COSMETIC UPDATING
- EPC RATING = D
- IDEAL BUY TO LET INVESTMENT

Situated within this popular purpose built block is this affordable and much loved first floor apartment. Sure to appeal to a first time buyer or buy to let investor the property would benefit from some cosmetic updating.

Accommodation briefly consists of an entrance hall, private hall with stairs up to the first floor, lounge / dining room, fitted kitchen, double bedroom and bathroom. Externally there are communal gardens and residents parking.

We understand the ground rent to be £50 per annum with a £52 monthly service charge and around 65 years remaining on the lease. These details should be confirmed with your solicitor. The property has been priced to allow for the lease extension.



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.