



Applegate  
Properties



**Lee Mills, St George's Road, Scholes, HD9 1RJ**

**Guide Price: £200,000 - £210,000**

A spacious and contemporary two bedroom (plus ensuite) First Floor apartment with outside balcony, lift access and allocated parking in select development within popular Scholes village.

- First floor apartment
- Select development
- Two beds plus en suite
- Allocated parking





## PROPERTY DESCRIPTION

Located within this well regarded and sought after complex of high quality and contemporary properties is this stunning first floor apartment. Affording spacious and well planned two bedroom accommodation which includes modern and neutral décor and quality fittings throughout, the property may well be of interest to a variety of potential buyers from the professional first time buyer through to the down sizer.

Having electric underfloor heating, attractive communal areas with lift access and intercom and further bike store, the accommodation comprises: Private Hallway with cloaks store and airing cupboard housing water cylinder, Two double bedrooms, the Principal having dual aspect windows, space for study area and en suite shower room and further House Bathroom, both furnished with modern white suites.

The bright and spacious open plan Living/ Dining area includes full height French window and opens to a fully fitted kitchen having modern units, integrated appliances and door with access to delightful outside balcony providing outside seating.

The property stands in well maintained communal grounds which include allocated and numbered parking and further visitor parking spaces.

EPC: C

Council Tax: B

Tenure: Leasehold – subject to a 999 year lease from 2007 with a ground rent of £150 pa and service charge of £1865

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

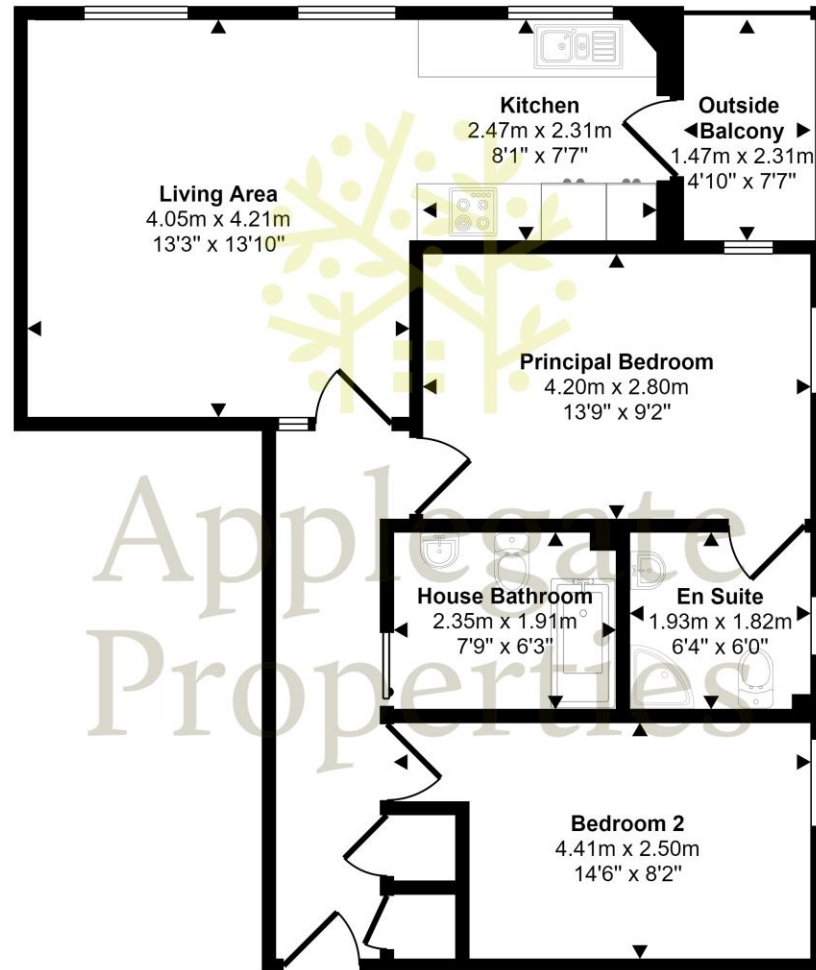








Approx Gross Internal Area  
63 sq m / 683 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED