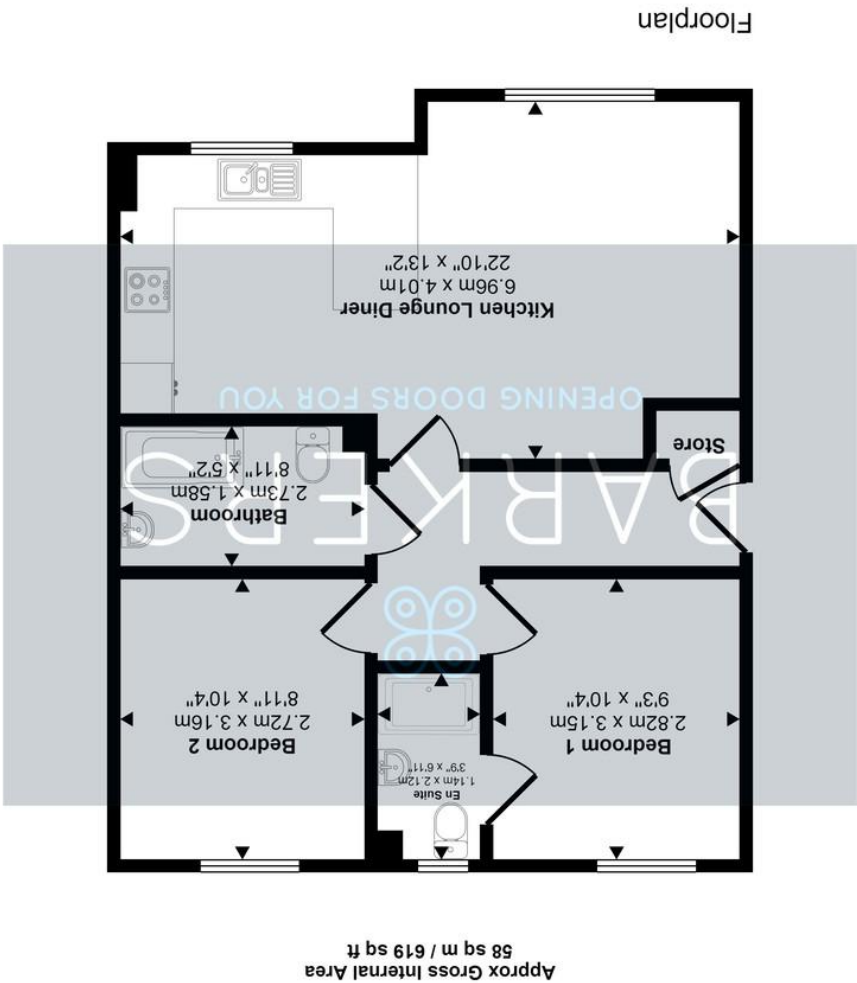


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



## 56 Fearnley Croft

Gomersal, BD19 4NQ

Asking Price £145,000

- IMMACULATE GROUND FLOOR APARTMENT
- OFFERED FOR SALE WITH NO CHAIN
- ENTRANCE HALL
- LOUNGE WITH A MODERN KITCHEN AREA
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS





## Full Description

Offered with NO CHAIN, this immaculate ground floor apartment has been fully renovated to a high standard and must be viewed to be truly appreciated. Situated in a quiet position within the development, it enjoys views over the communal gardens to the rear and is ideally located within easy reach of local shops, amenities, and bus routes. The property is just minutes from the M62 motorway, making it perfect for commuters.

The apartment has undergone a complete renovation and features high-quality fixtures and fittings throughout. The accommodation briefly comprises an entrance hall, spacious lounge with a modern kitchen area, two double bedrooms, an en-suite shower room and a main bathroom with a shower over the bath. Decorated in modern, neutral tones, the interior is enhanced by a brand-new central heating system, ensuring year-round comfort, and brand-new double-glazed windows for energy efficiency.

Externally, the property benefits from ample parking with both an allocated parking space and visitor parking. The apartment has access to beautiful communal gardens.

### ENTRANCE HALL

A communal entrance gives access to the property. An external door leads into the entrance hall of the apartment and has a useful built-in storage cupboard and intercom system, with doors leading to the open plan lounge/kitchen, two double bedrooms and bathroom.

### LOUNGE

22' 10" x 13' 2" (6.96m x 4.01m)

A light filled spacious lounge area with crisp white walls and Luxury Vinyl Timber (LVT) flooring, open to a modern kitchen area perfect for cooking and entertaining.

### KITCHEN AREA

Featuring a range of newly fitted modern wall and base units with stunning work surfaces, splash back metro tiling and 1 1/2 bowl stainless steel sink with mixer tap. Integrated appliances include BOSCH electric oven and Induction hob with chimney style extraction, fridge/freezer and dishwasher, offering both convenience and functionality in this well-designed space. Plumbing for a washing machine is also available.

### BEDROOM ONE

10' 4" x 9' 3" (3.15m x 2.82m)

Double room with views over the communal gardens and a door leading into the en-suite shower room.

### EN-SUITE SHOWER ROOM

6' 11" x 3' 9" (2.11m x 1.14m)

Comprising of a newly fitted white suite with 1200mm shower cubicle, wash basin with a superb floor to ceiling tiled walls, W.C and chrome heated towel rail.

### BEDROOM TWO

10' 4" x 8' 11" (3.15m x 2.72m)

Double room with views over the communal gardens.



### BATHROOM

8' 11" x 5' 2" (2.72m x 1.57m)

Comprising newly fitted white suite with bath, shower and screen, wash basin with round mirror, W.C. and high-quality accessories. Superb floor to ceiling wall tiles, inset spotlights to the ceiling and an extraction fan.

### EXTERIOR

Externally the property has an allocated parking space, ample visitor parking and access to communal gardens.

### ADDITIONAL INFORMATION

Council tax band - B

Tenure: Leasehold

There are approximately 104 years left on the lease

The service charge is £138.84 per month and includes all communal areas cleaning & maintaining, window cleaning, roof repairs, grounds maintenance and buildings insurance.

The ground rent is £301.60 per annum.

