

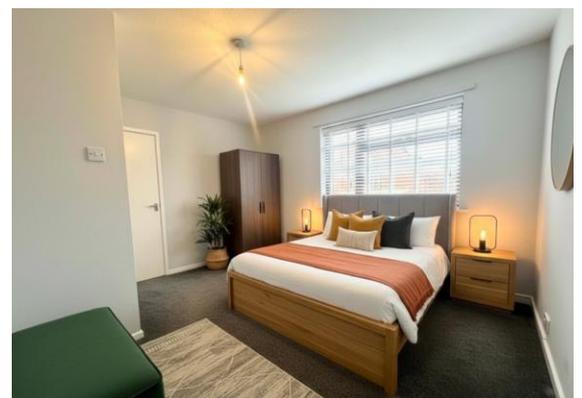


HOME

MARKETING & MANAGEMENT

BRANSBY COURT, FARSLEY LS28 5UP

£129,995



Modern Ground Floor Apartment
One Double Bedroom
Gas c/h & Double Glazing
Lounge. Fitted Kitchen
Modern bathroom. Light Décor
Enclosed low Maintenance Garden
Allocated Parking Space
Popular Farsley Village Location
Ideal for FTB / Couples. Extended Lease
No chain. Vacant Possession

£129,995

GENERAL DESCRIPTION

A recently redecorated ground floor, one bedroom garden apartment situated in the sought after village of Farsley. Will be of particular interest to both first time buyers and retirees seeking a stylish and well located home which benefits from: Neutral décor throughout; modern fitted Kitchen units, white Bathroom suite; good sized patio garden; off street parking; Upvc double glazing; gas central heating; useful storage lobby. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, size and style of this lovely home. No chain sale. 146 Year Lease with Zero ground rent and no service charges. Recommended rental figure of up to £750 PCM, representing a potential 6.9% yield. N.B. All furnishings shown have been created using our digital dressing service and should be used purely as inspiration for prospective purchasers.

TENURE

Leasehold

146 Year Lease with Zero ground rent and no service charges

ROOM MEASUREMENTS

LIVING ROOM 15' 4" x 10' 1" (4.67m x 3.07m) max**KITCHEN** 9' 5" x 5' 7" (2.87m x 1.7m)**DOUBLE BEDROOM** 13' 0" x 11' 2" (3.96m x 3.4m) max**BATHROOM** 9' 2" x 5' 7" (2.79m x 1.7m) max

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**