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**LINLEY &  
SIMPSON**



## **WOODSIDE COURT, 205 BROADGATE LANE, HORSFORTH, LS18 5BS**

A superb first floor apartment in this popular and attractive development, convenient for all local amenities including shops, bars, cafes and two train stations. The property featuring two double bedrooms, two bathrooms and a fabulous open plan lounge and kitchen. **SOLD WITH VACANT POSSESSION**

**Offers Over £150,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

The property features two double bedrooms, ensuite shower room, as well as a spacious house bathroom and a fabulous open plan lounge and kitchen with large French doors and Juliet balcony overlooking the car park to the front. The lounge is also South West facing so enjoys a sunny aspect. The flat is served by a lift and staircase and has an allocated parking space too.

The property is located at the bottom of Broadgate Lane in Horsforth, convenient for the outer ring road, city centre and local amenities. The train stations at Horsforth and Kirkstall are close by.

With UPVC double glazing and gas fired central heating the accommodation briefly comprises:

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With lift access and stairs leading to:

## **FIRST FLOOR**

### **PRIVATE ENTRANCE HALL**

With radiator, large cupboard housing hot water cylinder with space for storage and having plumbing for washing machine. Wood flooring and low voltage downlights. Gas fired central heating boiler.

### **OPEN PLAN LOUNGE 15'3" x 14'0" (4.64 x 4.26)**

Open plan to kitchen area with double glazed French doors leading to Juliet balcony providing a sunny aspect, radiator and television point.

### **KITCHEN 7'9" x 11'7" (2.36 x 3.53)**

Modern fitted wall and base units with work surfaces over, built in electric oven and gas hob with filter hood over, stainless steel sink unit with mixer tap and space for fridge freezer.

### **BEDROOM ONE 11'0" x 11'0" (3.36 x 3.36)**

Double glazed window to front and radiator.

### **ENSUITE SHOWER ROOM**

White suite comprising step in shower cubicle, low level WC, hand wash basin, heated towel rail, tiled walls and tiled flooring.

### **BEDROOM TWO 10'0" x 11'0" (3.04 x 3.35)**

Double room with radiator and double glazed window.

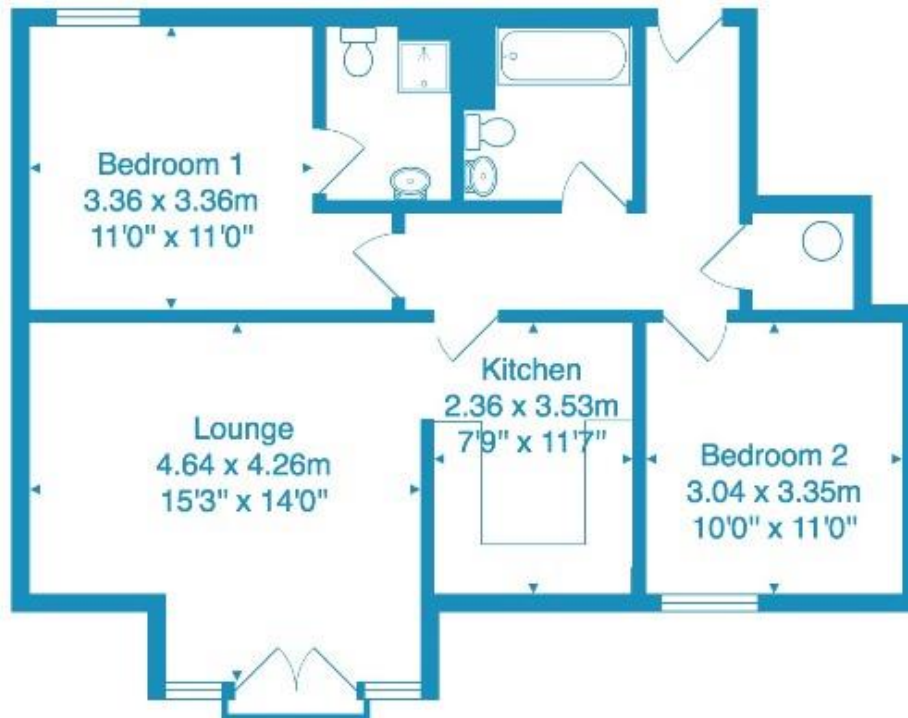
## **BATHROOM**

White suite comprising panelled bath with shower over, low level WC, hand wash basin, tiled flooring and heated towel rail.

## **OUTSIDE**

Allocated parking space.





All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC
	82	84	82
			84

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Additional Information**

**AGENTS NOTE:** We are advised that the property is leasehold with a 238 year remaining lease length. There is a £75 annual ground rent charge and a £1180 annual service charge. A buyer is advised to confirm these details via their solicitor.

**AGENTS NOTES:**

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