



Croft Court
Horsforth

Guide Price £134,950

ManningStainton
helping people move



Croft Court

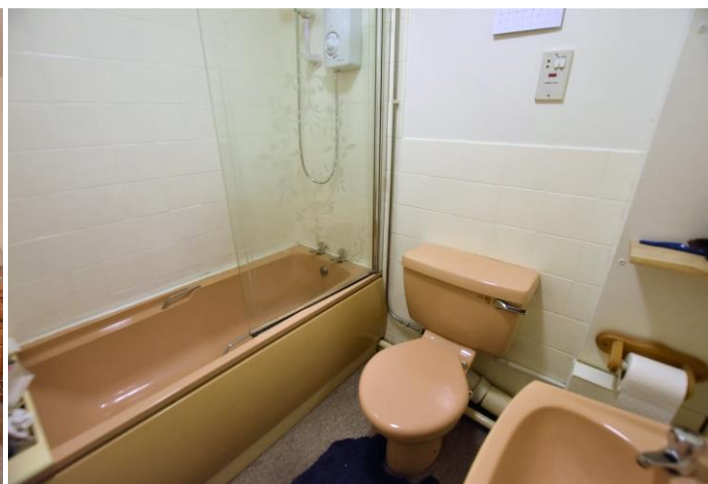
Horsforth

Located in the heart of Horsforth, minutes from the extensive shopping facilities on Town Street, is this well cared for one bedroom first floor apartment. Offered for sale with no chain and stood in lovely well maintained lawned gardens, the property is sure to appeal to the first time buyer or indeed the downsizer and a viewing is highly advised.

The property which has PVCu double glazing and a gas central heating system, is accessed into the communal entrance hall with stair case to the first floor. To the first floor is the lounge/dining room to the front of the property, a well proportioned reception room enjoying a view through the arch way on to Town Street. To the rear is the kitchen with a range of base & wall units, cupboard housing the central heating boiler, built in oven & hob, plumbing for a washing machine and ceramic tiling. Also to the rear is the bedroom, a good size double room with far reaching views. The bathroom has a three piece suite with shower facilities & shower screen and ceramic tiling.

Outside are well maintained communal gardens, allocated and visitor parking.

The property is within easy reach of a wide range of excellent amenities including Horsforth train station, the extensive amenities on Town Street, a good bus service, local bars & restaurants.



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 40.8 sq. metres (439.5 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE
Plan produced using PlanUp.

LEASEHOLD INFORMATION

Service Charge: £65

Years remaining: 959

*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Directions

From our Horsforth office turn left on New Road Side and turn first right into Charles Street. Upon meeting the Ring Road turn left and at the traffic lights turn right on to Fink Hill. Continue for approximately one mile before turning right into North Broadgate Lane and immediately right into Town Street. After a short distance along, turn left into Croft Court where the property can be found straight ahead.

Viewing

By appointment only through our Horsforth branch

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 2

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

113 New Road Side, Horsforth, Leeds, LS18 4QD
t: 0113 281 9181 e: horsforth@manningstainton.co.uk
manningstainton.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.