



**Brodwell Grange, Leeds LS18 4AU**



**welcome to**

**Brodwell Grange, Leeds**

Offered with no onward chain in a great Horsforth location ideal for a number of buyers! Two double bedrooms - one with ensuite. Open plan kitchen/diner/lounge - with balcony access. Communal gardens & Allocated parking space



### **Brodwell Grange**

Offered to the market with no onward chain, this spacious two double bedroom first-floor apartment occupies a sought-after position in Horsforth, conveniently located close to a wide range of local amenities and excellent transport links. Horsforth Railway Station is approximately 1.3 miles away, with Kirkstall Forge Railway Station just 1.1 miles from the property, making it ideal for commuters.

Providing generously proportioned accommodation throughout, this attractive apartment is sure to appeal to a variety of buyers, including first-time purchasers, professionals and investors alike. An internal viewing is highly recommended to fully appreciate all that is on offer.

The accommodation briefly comprises a communal entrance with intercom entry system, a private entrance hallway with useful storage cupboard, and a spacious open-plan living/dining kitchen featuring two sets of sliding patio doors opening onto a balcony. The property also benefits from a principal bedroom with en-suite shower room, a second double bedroom, and a separate house bathroom. Externally, residents enjoy access to well-maintained communal gardens, together with an allocated parking space.

### **Ground Floor**

Communal access and stairs leading to the upper floor apartment

### **Hallway**

Door opens into the hallway with intercom system, laminate flooring, built in storage and access to the loft space.

### **Open Plan Lounge/Kitchen/Diner**

A spacious open-plan living area of excellent proportions, featuring laminate flooring throughout and enjoying a delightful woodland outlook. The bright and airy sitting room benefits from two sets of sliding patio doors providing direct access to the wraparound balcony, creating a seamless connection between indoor and outdoor living.

The sitting room flows effortlessly into the dining kitchen, which is fitted with a range of base and wall units complemented by ceramic tiled splashbacks. The kitchen is equipped with a built-in oven and hob, plumbing for both a dishwasher and automatic washing machine, inset ceiling lighting, and laminate flooring. There is also ample space for a dining table and chairs, making it an ideal setting for both everyday living and entertaining.

### **Balcony**

A wrap around balcony provides a lovely outdoor seating area with great views

### **Bedroom One**

A good sized double bedroom with laminate flooring, electric heater and window

### **Ensuite**

Ensuite shower room with corner shower enclosure, wash basin and low flush wc

### **Bedroom Two**

A second double bedroom with wall mounted heater and window

### **Bathroom**

The bathroom comprises; bath with shower over, wash basin, low flush wc and part tiled walls

### **Outside**

To the outside are well maintained communal gardens and an allocated car parking space.

### **Leasehold Information**

This property is leasehold, with a term of 125 years from 1 January 2003

Details relating to the service charge and ground rent are not currently available and should be verified by your legal representative as part of their conveyancing enquiries.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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## Brodwell Grange, Leeds

- No Onward Chain
- Allocated Parking Space
- Communal Gardens
- Two Double Bedrooms
- Balcony with Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



£170,000

Total floor area 67.3 m<sup>2</sup> (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107718 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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