



GOTT COURT,
HORSFORTH, LS18
5NG
£170,000

2 Bedroom Flat

LINLEY &
SIMPSON

CHAIN FREE SALE OFFERED on this lovely two-bedroom apartment in Horsforth. Available for sale is this smartly presented, second floor apartment in Horsforth. Currently rented out for £650pcm but we believe this could be increased to £795pcm and potentially up to £850pcm with some modernisation: making the apartment a great investment.

Horsforth is a historic town in Leeds located to the West of the city. Horsforth is a popular and well known area which is sought after because of its brilliant primary schools and quaint town feel. There are fantastic parks in Horsforth and local countryside walks too along with restaurants and pubs along two bustling high streets. Horsforth is also very well located for commuting; sat geographically between Leeds and Bradford with road and bus links to both West Yorkshire Cities not to mention easy access to the Leeds and Bradford Airport (LBA). This very sought after area has a fantastic mix of properties, and appeals to many different demographics from first time buyers to downsizers and all size families between.

Second Floor Apartment With Communal Entrance

Second Floor Entrance Hall

This nice, modern apartment has its own internal hallway within the apartment providing access to the rooms, the hallway has two storage cupboards within and has an intercom access panel for letting in visitors.

Master Bedroom with En-Suite

The master bedroom is a well sized double bedroom with ample available space. The room is illuminated by two windows which both have a nice open-aspect. The master bedroom has a built in sliding wardrobe for easy storage. The apartment has an en-suite bathroom with a three piece suite made up of a walk in corner shower unit, toilet and hand basin.

Second Bedroom

The second bedroom is also on the second floor, and is a decent double-sized-bedroom which benefits from built in wardrobes and a storage corner cupboard too.

House Bathroom

Located via the internal hallway on the second floor is the house bathroom which is furnished with a white three-piece suite which has a full-sized bath with over-head shower, toilet and hand basin with tasteful tiling throughout.

Living/ Dining Room and Open-Plan Kitchen

The main reception room in the apartment is the large, open-plan living, dining and kitchen rooms which although are combined into one large space - the room has a nice feeling of division with each function having its own area. The kitchen units are modern and tasteful, providing ample counter and storage space as well as the built in fridge-freezer and plumbing for washing machine. This lovely entertaining room has a Juliette balcony and a window in the kitchen too meaning the room is filled with natural light.

Parking and External

The apartment has external dedicated parking for one car plus visitor spaces.

Agents Notes

We are advised that the apartment is leasehold and we are advised that the below details are accurate as advised by the seller -

Lease Term - 125 years from 2005 Lease Term Remaining (approx.) - 108 years

Ground Rent (approx.) - £XXX p.a

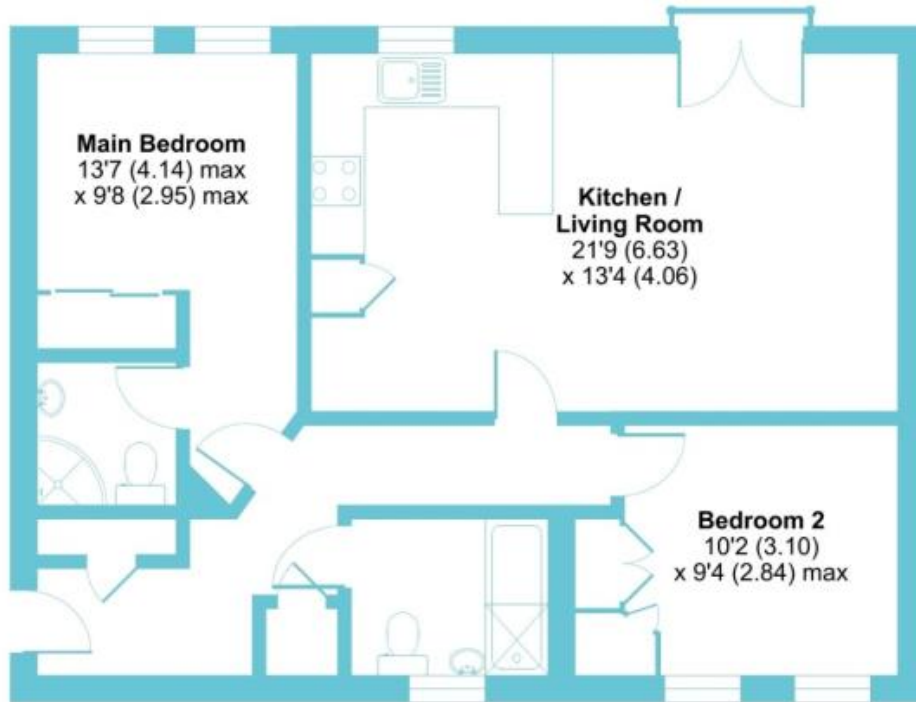
Service Charge (approx.) - £XXX p.a



Cornmill View, Horsforth, Leeds, LS18

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2022. Produced for Linley & Simpson. REF: 819054

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.