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**LINLEY &
SIMPSON**



SPRINGFIELD COURT, GUISELEY, LEEDS, LS20 8FD

This purpose built two double bedroom, two bathroom apartments, built from natural stone. This apartment is amazingly located in the heart of Guiseley close to all local amenities and the train station. Offered Chain Free.

Price Reduced To £149,000

This modern upper floor apartment is located in a highly sought after and regarded development close to the centre of Guiseley. Offering easy access to local shops and services the property is just moments from the Train Station for easy access to destinations further afield.

The property itself is ready to move into and offers neutrally decorated accommodation which briefly comprises Secure communal entrance, entrance hallway, open plan lounge/dining/ kitchen area master bedroom with en-suite, 2nd bedroom and bathroom. Externally there is secure allocated parking areas.

Available with the added advantage of no onward chain the property makes an excellent first purchase, investment or downsizing opportunity.

COMMUNAL ENTRANCE

Entrance door.

ENTRANCE HALL

Storage cupboard and doors leading to lounge/kitchen, bedrooms and bathroom.

OPEN PLAN LOUNGE/KITCHEN 17'2" x 16'0" (5.23 x 4.88) incl. kitchen area LOUNGE/DINING AREA

Double glazed window to rear, carpet flooring and two radiators.

KITCHEN AREA

Fitted wall and base units with work surfaces over, sink unit, built in gas oven and hob with extractor hood over, space for washing machine, combination boiler, laminate flooring, double glazed window to rear and two central heating radiators.

MASTER BEDROOM 10'4" x 13'5" (3.15 x 4.09)

Double glazed window to front, carpet flooring and central heating radiator.

ENSUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level WC, pedestal hand wash basin, laminate flooring and heated towel rail.

BEDROOM TWO 11'1" x 9'6" (3.38 x 2.90)

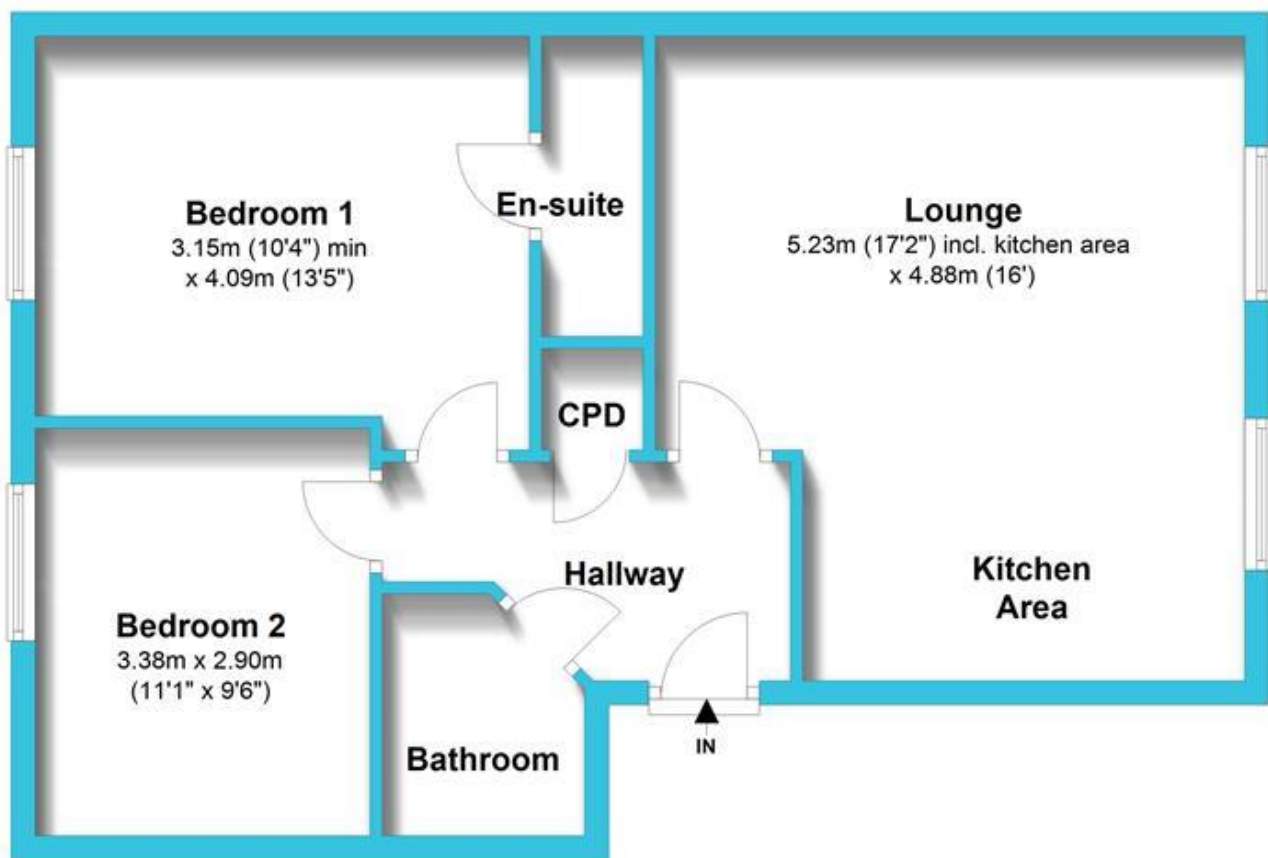
Double glazed window to front and central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, shaver point, extractor fan, half tiled walls, heated towel rail and laminate flooring.



Floor Plan



For illustration purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	85	87	(81-91) B	85	86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) 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 approx. 990 years remaining on the lease. There is a ground rent charge of £200 per year and there is a quarterly service charge of £290. A buyer should confirm these details via their solicitor.

AGENTS NOTES:

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