



HORSFORDE VIEW,  
NEWLAY, LEEDS,  
LS13 1GE  
£160,000

2 Bedroom Flat

LINLEY &  
SIMPSON

CANALSIDE PROPERTY IN NEWLAY. Available for sale is this lovely two-bedroom, two-bathroom apartment in a purpose built block on the second floor in a stunning Newlay location. Currently rented out for £625pcm (from the 18<sup>th</sup> June 2022) this is not just a great first time buyer/ downsizer's property but would also make a great investment offering a good gross yield.

Newlay is a lovely residential location along the Leeds, Liverpool Canal between Rodley and Horsforth. Rodley is a characterful Yorkshire town which was historically built for millworkers due to Leeds' historic involvement in textiles and more specifically; transporting goods via the Leeds Liverpool canal. Rodley is a residential village but does have some small shops and eateries including pubs along the canal; Newlay itself has access to the locally famous 'Abbey Inn' which is a historic pub rumoured to have been used by the monks in Kirkstall abbey (its namesake), this is just one of many historic local landmarks near Newlay. Another notable Victorian landmark is the Newlay Weir at the junction of the river Aire.

## **Second Floor Apartment**

### **Entrance Hall**

This smart, modern apartment has its own internal hallway within the apartment providing access to the rooms, the hallway is a handy place to remove coats and shoes etc and creates a divide between the living space and the bedroom and bathroom space. There is a very large storage cupboard at the far end of the hallway.

### **Living/ Dining Room**

The large reception space in the apartment makes up the living and dining rooms. The rooms are flooded by natural light from dual aspect windows at the front of the apartment block. This is a good-sized room (rooms) and can be used a number of different ways.

### **Kitchen**

The kitchen is accessed open-plan via the living/ dining rooms and as such flows nicely into them. The kitchen is made up of wall and base units and a electric hob and oven. There is another double glazed window in the kitchen, adding to the light and airy feel of the apartment.

### **Master Bedroom with En-Suite**

The master bedroom is a well-sized double bedroom with ample available space as well as a rear facing double glazed window looking over the rear aspect. The room is well illuminated and is serviced by a nice en-suite bathroom with a three piece white suite within.

### **Second Bedroom**

The second bedroom is adjacent from the master bedroom at the far rear side of the building looking over the rear aspect. This is also a generous double sized bedroom currently being used as a large wardrobe/ home office.

### **House Bathroom**

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

### **Parking and External**

The apartment has external dedicated parking space as well as communal visitor parking close by.

**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 -

Original Lease Term - 999 years from 1 January 2007

Lease Term Remaining (approx.) - 984 years

Ground Rent (approx.) - £200 p.a

Service Charge (approx.) - £75 pcm which includes the buildings insurance



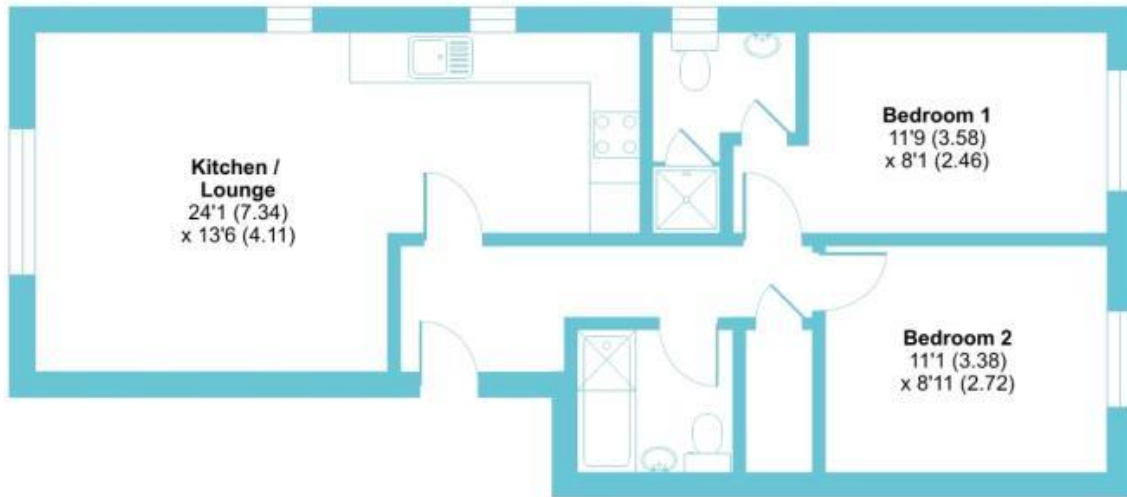




## Horsforde View, Leeds, LS13

Approximate Area = 657 sq ft / 61. sq m

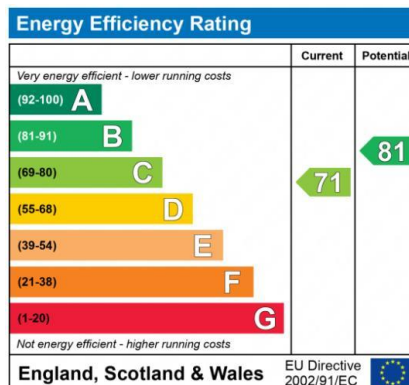
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SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Linley & Simpson. REF: 658753



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:

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