



SHIPTON COURT,  
SCAMPSTON DRIVE,  
EAST ARDSLEY, WF3

2FP

£115,000

2 Bedroom Flat

EPC Rating: B

LINLEY &  
SIMPSON

This stunning first floor apartment is offered for sale with NO ONWARD CHAIN. The property has been fully renovated throughout to a really high spec which is sure to impress on an internal inspection. Boasting a MODERN FULLY FITTED KITCHEN DINER complete with integral appliances, TWO DOUBLE BEDROOMS with an EN-SUITE TO MASTER and FAMILY BATHROOM, both of which have been fully modernised. The property is also one of the only apartments in the block to benefit from a Sky TV dish and the current owner has also taken the time to install a Hive wireless thermostat which will be left in the property. The property also benefits from a prestigious position on the development with a large communal lawned area to the front and rear, giving lovely views over greenery from most windows. 1 Parking space is included. Ensure you book your viewing today to avoid missing out!!

East Ardsley is a popular residential location with a wide range of schools and amenities including post office, shops and public houses. There is the nearby Ardsley reservoir and access to the various amenities of Rothwell and Outwood, with Outwood train station only a short distance away and offering convenient access to various UK destinations.

This property is perfect for first time buyers or downsizers needing accommodation all on one floor. The top end kitchen and bathrooms set it apart from the rest. Make sure you book your viewing now.

#### **ENTRANCE HALL**

A Spacious hallway with large storage cupboard, central heating radiator, new carpet and doors leading to the two double bedrooms, house bathroom and lounge and kitchen diner.

#### **FAMILY BATHROOM / WC**

Fitted with a modern three-piece suite that comprises bath with superb waterfall shower assembly over, washbasin with chrome tap and low-flush WC. Walls and floor fully tiled, extractor fan and modern grey heated towel rail.

#### **BEDROOM ONE**

A fantastic double bedroom with double glazed window, new carpets, central heating radiator and access to EN-Suite shower room.

#### **EN-SUITE**

Well appointed with three-piece suite comprising of large shower cubicle, Low-flush WC and washbasin with chrome tap and walls/flooring fully tiled. Modern grey heated towel rail and extractor fan.

#### **BEDROOM 2**

A great double bedroom with new carpets, double glazed window and central heating radiator.

#### **KITCHEN / DINING ROOM**

A well equipped kitchen with high gloss wall and base units with matching worktops over that incorporate stainless-steel sink, integrated oven and grill with hob and cooker hood above, fridge freezer, dishwasher, washer/dryer and microwave. There is a central heating radiator, tiled flooring, double glazed windows and ample space for a dining table with feature low hung light fitting.

#### **LOUNGE**

A spacious lounge with newly fitted carpets, double glazed bay window to the front, central heating radiator, TV point (sky) and telephone point.

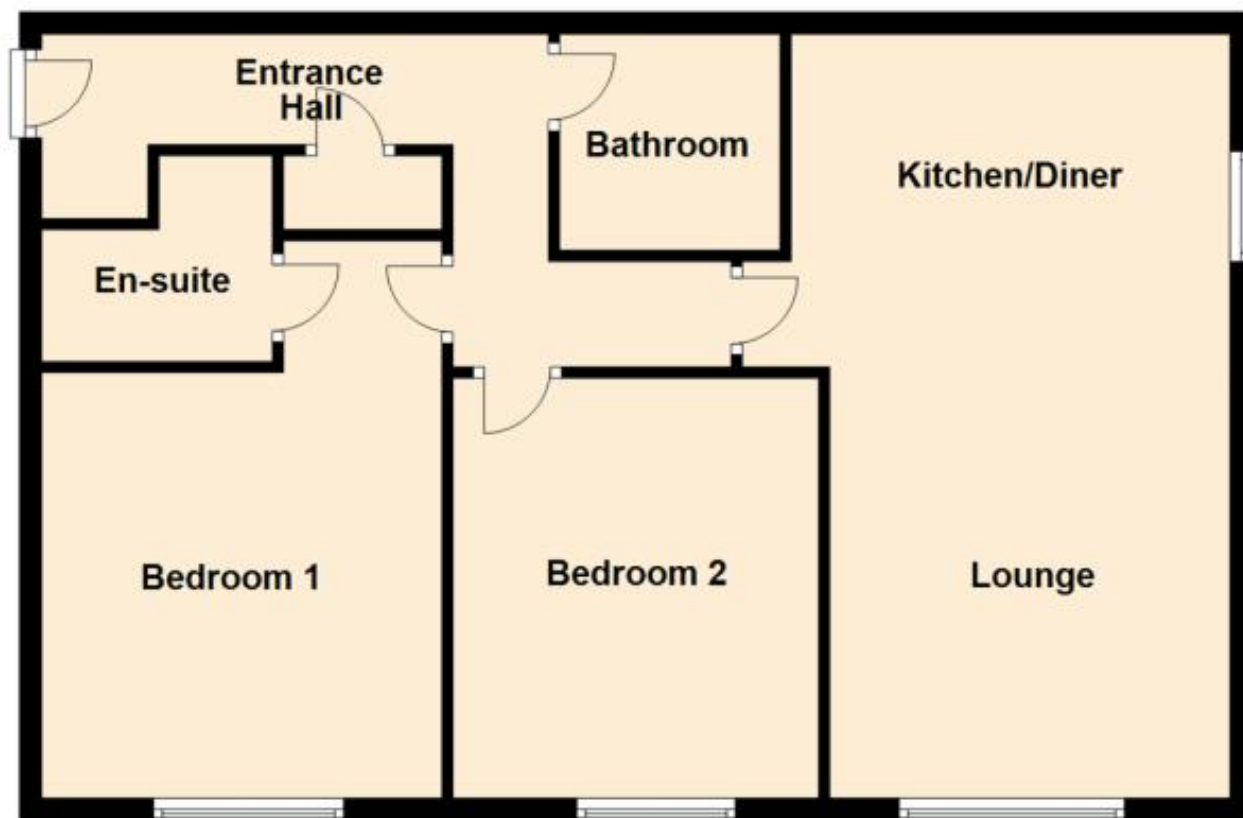
#### **OUTSIDE**

The apartment benefits from a prestigious position within the development with open lawned area to the front, giving lovely views over greenery from the windows, and allocated parking space to rear.





## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### AGENTS NOTES:

#### Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment