

Park Row

The proactive estate agent



Church View, Leeds, LS25 6HZ

£150,000



**** FIRST FLOOR OVER 55'S APARTMENT WITH STAIRLIFT ACCESS ** TWO BEDROOMS ** NO ONWARD CHAIN ** COMMUNAL GARDENS ** WARDEN FACILITIES ** LAUNDRY FACILITIES ** VIEWS OVER EVERSLEY PARK ** SOUGHT AFTER COMPLEX ****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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INTRODUCTION

Welcome to this charming first-floor retirement flat located in the desirable Church View complex in Sherburn in Elmet. This delightful two-bedroom apartment, designed specifically for those aged over 55, offers a comfortable and secure living environment within a highly sought-after complex.

The flat features a spacious lounge/dining that opens onto a lovely Juliette balcony, providing picturesque views over Eversley Park. This feeling of outdoor space is perfect for enjoying a morning coffee or simply soaking in the tranquil surroundings. The apartment also includes a well-equipped kitchen, complete with plumbing for washing facilities, ensuring convenience for everyday living.

Residents of this complex benefit from beautifully maintained communal gardens, which offer a serene setting for relaxation and socialising with neighbours. Additionally, dedicated laundry facilities are available within the complex, making chores more manageable for all residents.

Safety and security are paramount, with warden facilities on site, accessible via a call button. This feature provides peace of mind, allowing residents to feel secure in their home.

This retirement flat is not just a place to live; it is a community where you can enjoy a fulfilling lifestyle surrounded by like-minded individuals. With its prime location, excellent amenities, and a welcoming atmosphere, this property is an ideal choice for those seeking a comfortable and supportive living environment. Don't miss the opportunity to make this lovely apartment your new home.

FIRST FLOOR ACCOMMODATION

ENTRANCE



Enter through a wooden door which leads into;

HALLWAY

(9'2" x 3'6") + (6'8" x 3'5") ((2.80 x 1.08) + (2.05 x 1.06))

Two doors which lead into storage cupboards, an electric radiator and further internal doors which lead into;

LOUNGE/DINING ROOM

18'5" x 15'1" (5.63 x 4.61)



A double glazed window to the side elevation, a full height double glazed window to the side elevation, an electric fire set within a fireplace with a marble hearth and a wooden surround, an electric radiator, double glazed double doors that open out to a Juliette balcony with views over Eversley Park plus an internal door which leads into;





wall and base units, square edge laminate worktop, built in oven, four ring electric hob with a built in extractor fan over, one and a half porcelain sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, an electric radiator and tiled splashback.

BEDROOM ONE

12'7" x 11'4" (3.86 x 3.47)



A double glazed window to the rear elevation, an electric radiator and built in white wooden wardrobes.



KITCHEN

8'10" x 7'8" (2.70 x 2.34)



A double glazed window to the rear elevation, white wooden

BEDROOM TWO

12'6" x 7'9" (3.82 x 2.38)



A double glazed window to the rear elevation and an electric radiator.



BATHROOM

7'2" x 4'4" (2.19 x 1.34)



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with an electric shower over and a glass shower screen, a chrome heated towel rail, LED spotlights to the ceiling and is fully tiled around the bath and half-tiled to the remaining walls.

EXTERIOR

COMMUNAL GARDENS



The complex features communal gardens which are very well maintained and can be enjoyed by all residents.



FACILITIES

This property is subject to an annual charge of approximately £2389.20 @ 1/4/2025 (this can be paid quarterly) due to the warden element and communal gardens. There is a communal lounge and access to substantial communal gardens. Launderette facilities on site and warden on duty from 9am till 5.30pm Monday to Friday, outside these hours the emergency pull cords are redirected to a call centre.

AGENTS NOTES

Please note this is a warden controlled facility and prospective purchasers must be over 55yrs of age. There is also a selling fee which must be paid to the management company on sale and purchase of these properties and we are informed that this is 2.5% of the purchase price on the sale of each property. The seller pays 4/5 of this fee and the buyer 1/5. (This is stated in the Lease.)

There is also an occupier's age restriction stated in the Lease – over 55s only.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are

accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRAC & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Leasehold
Local Authority: North Yorkshire Council
Tax Banding: C

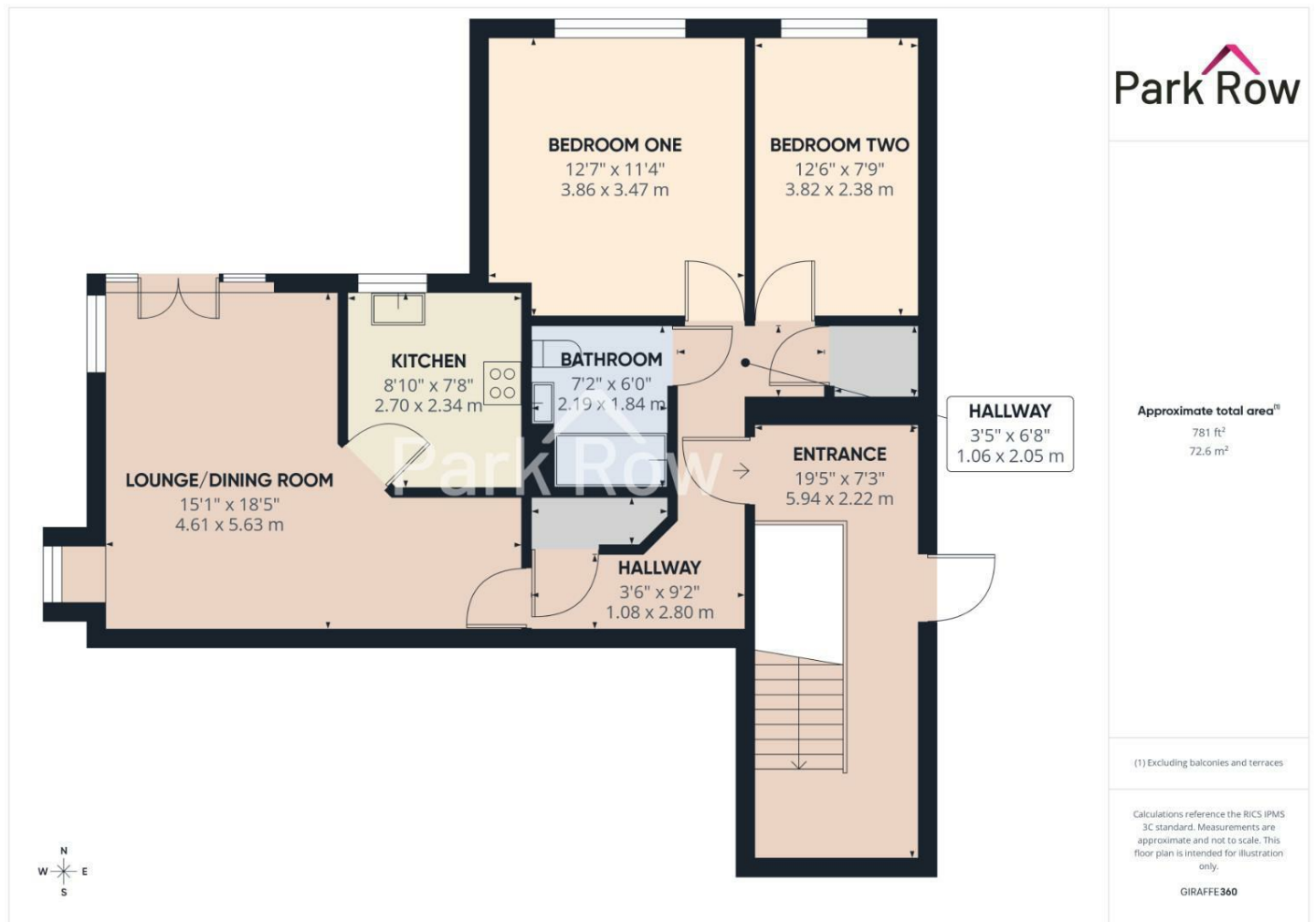
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Not energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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