



**Ghyll Royd Court  
Guiseley  
Leeds  
West Yorkshire  
LS20 9BP**

**Offers in Excess of £118,000**

**bettermove**

# Ghyll Royd Court Leeds

Bettermove are pleased to present this charming one bedroom first floor flat in Guiseley, available with no forward chain.

The property is leasehold with 999 years remaining on the lease; the combined ground rent and service charge is £50 per month. The council tax band is D.

The interior of this beautifully presented property comprises a spacious reception/dining room which is open plan to the fitted kitchen, one bedroom and a shower room. The exterior boasts communal gardens with an allocated off road parking space.

Located in the sought after town of Guiseley, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A658, A660 and Guiseley rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

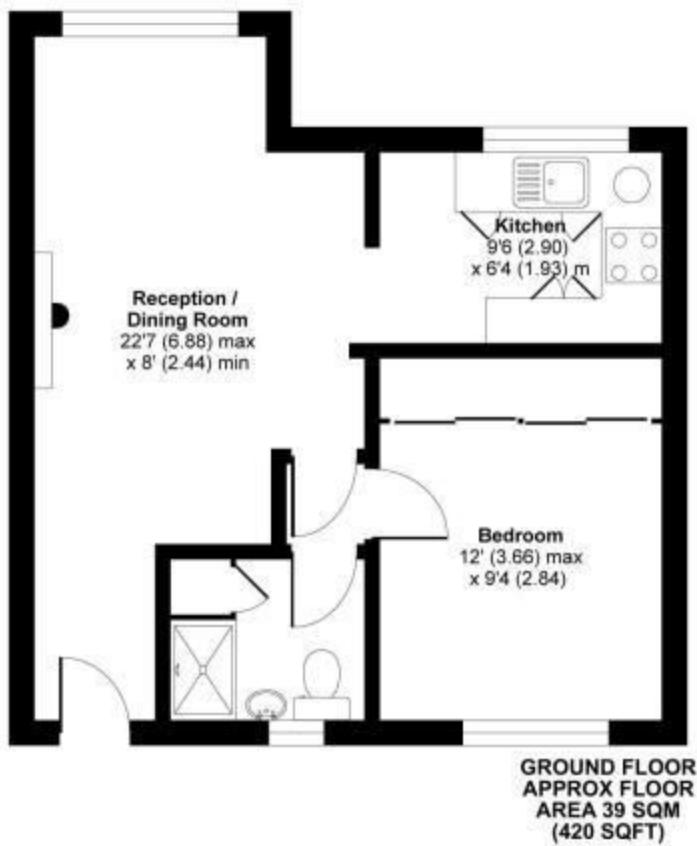
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Ghyll Royd Court, Ghyll Royd, Guiseley, Leeds, LS20



**APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT 39 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**