

FOR SALE

£142,000 Leasehold



17 Glaisdale Court, Sandy Lane. BD15 9BH

- Two Double Bedroom Duplex Apartment
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Modern Kitchen
- Spacious Bathroom
- Communal Gardens
- Allocated Parking Space & Visitor Parking
- Quiet Court Yard Position Overlooking Chellow Dean Woods
- EPC C Rated - Council Tax Band B
- No Seller Chain
- Pet Friendly Development



PROPERTY DESCRIPTION

Well presented two double bedroom, upper floor maisonette apartment situated in a quiet Courtyard overlooking Chellow Dean Wood. The property has been extensively updated in recent years and benefits from modern fixtures and fittings.

Briefly comprises: entrance porch with useful storage cupboard; lobby with stairs to the first floor accommodation. Spacious lounge, dining room, kitchen and bathroom to the first floor. Two double bedrooms both having useful storage rooms, one of which has plumbing for an en-suite toilet and sink to the second floor. Access to the fully boarded and insulated loft. Outside, there is an allocated parking space and visitor parking along, with communal gardens.

The property would appeal to a variety of buyers including First Time buyers, those downsizing and Investors due to the healthy rental return. Energy efficiency rating C and council tax band B. Internal viewing highly recommended. This is a good sized property incorporating generous storage space throughout of approx. 88m².

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 2 mbps, Superfast 122 mbps, Ultrafast 900 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Porch

Part glazed entrance porch to the rear corner. Tiled floor and useful storage cupboard housing the meters.

Entrance Lobby

Part glazed entrance door, radiator and stairs to the first floor. Double glazed window to the rear.

First Floor

Landing

Radiator and stairs to the second floor.

Kitchen

Range of cream shaker style base and wall units having a complementary work surface over. Electric oven, gas hob and extractor hood. Stainless steel sink unit with mixer tap. Beko slimline dishwasher. Plumbing for washing machine. Vokera gas boiler, part tiled walls and laminate floor. Double glazed window to the front and radiator.

Lounge

Double glazed window and radiator. Electric stove effect fire set on a marble hearth and having a wooden surround. Television point. Archway into ..

Dining Room

Double glazed window to the rear, radiator and laminate floor.

Bathroom

3 piece suite in white comprising of a 'P' shaped bath with mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls and laminate floor. Chrome heated towel rail and double glazed window. Fitted mirror and cabinet with inset lights. 3 drawer storage unit and downlighters.

Second Floor

Landing

Double glazed window and storage cupboard housing consumer unit. Access to the loft space which is fully boarded.

Bedroom 1

Double glazed window to the front, laminate floor and radiator.

Large walk in storage cupboard which has previously been utilised as an en-suite. Plumbing still in place for w.c and hot/cold water supply.

Bedroom 2

Double glazed window, radiator and useful large storage cupboard.

Outside

Gardens & Parking

Private communal gardens with drying area and gated secure fencing. Allocated adjacent parking space and visitor parking.

Agent's Notes:

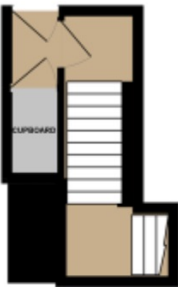
This property is leasehold and has a lease of 995 years from 1995. The service charge is approx £500 per annum and includes, buildings insurance, grounds maintenance, gardening and window cleaning. Peppercorn ground rent



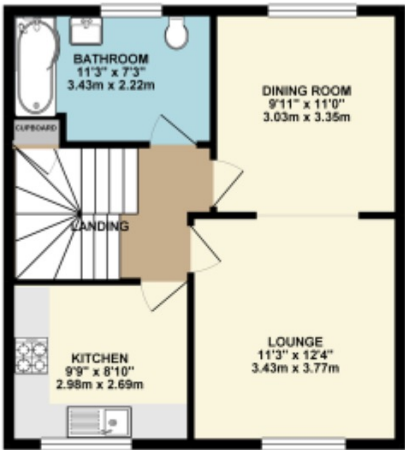
FLOORPLAN & EPC



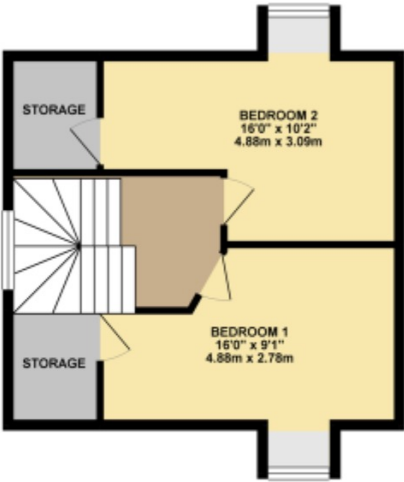
GROUND FLOOR ENTRANCE REAR



1ST FLOOR REAR



2ND FLOOR REAR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

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