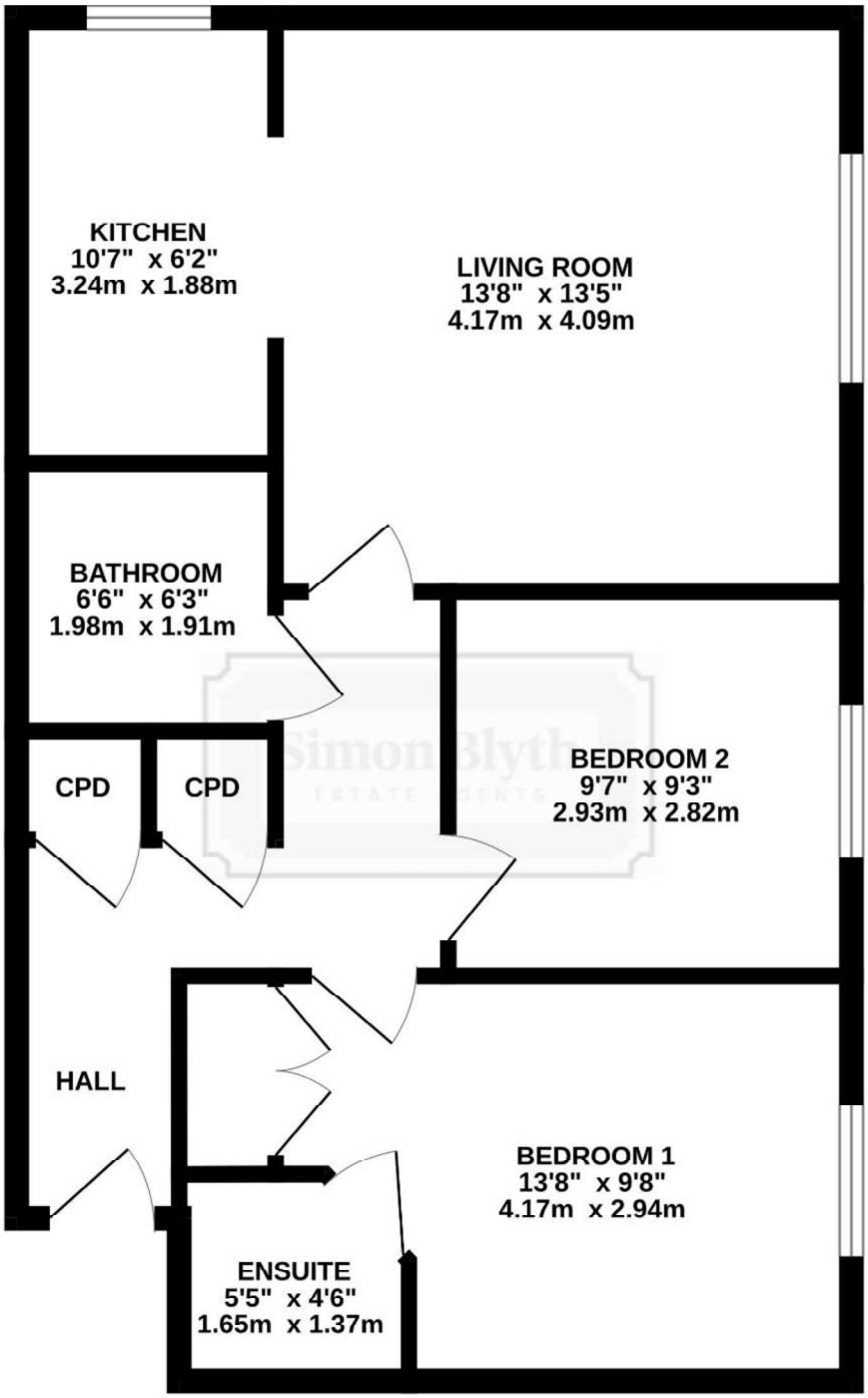


Apt 56a (Second Floor), Blackthorn Drive, Lindley, HD3 3SB



BLACKTHORN DRIVE

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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PROPERTY DESCRIPTION

An attractively presented purpose-built apartment with a southerly aspect across a small park and located just a short walk from Lindley's varied amenities and a few minutes' drive to junction 24 of the M62.

This comfortable and well-planned home has a gas central heating system, uPVC double glazing and briefly comprises to the ground floor, communal entrance hall with stairs rising to the second floor and giving access to an entrance hall, living/dining room, fitted kitchen, two double bedrooms with master en-suite and bathroom.

Externally there is designated/visitor parking and communal gardens.

Offers Around £120,000

GROUND FLOOR

COMMUNAL ENTRANCE

With a staircase rising to the second floor and giving access to the apartment which comprises as follows: -

ENTRANCE HALL

Measurements-8'5" x 9'8"

This has a timber entrance door, wall mounted entry phone, two ceiling light points, ceiling coving, loft access, central heating radiator, cylinder cupboard and cloaks cupboard. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements-13'8" x 13'5"

As the dimensions indicate this is a well-proportioned reception room which enjoys a lovely south facing aspect across a small park, there are two ceiling light points, ceiling coving, central heating radiator and oak effect laminate flooring. To one side there is access to the kitchen.





KITCHEN

Measurements- 10'7" x 6'2"

With a uPVC double glazed window enjoying some lovely far-reaching views which on a clear day stretch across to the cooling towers at Ferry Bridge. There are inset LED downlighters, oak effect laminate flooring and fitted with a range of modern base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, glazed display cupboard with glass shelving and downlighter, cupboard housing a Potterton gas fired central heating boiler, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and with stainless steel and smoked glass electric double oven beneath, plumbing for washing machine, plumbing for dishwasher and housing for a fridge freezer.





BEDROOM ONE

Measurements- 13'8" maximum x 9'8"

A double room with a uPVC double glazed window looking out over the small park and enjoying a southerly aspect. There is a ceiling light point, ceiling coving, central heating radiator and twin panelled door wardrobe. To one side a door gives access to an en-suite shower room.





EN-SUITE SHOWER ROOM

Measurements- 5'5" x 4'6"

With inset ceiling downlighters, extractor fan, shaver socket, ladder style heated towel rail, part tiled walls, tile effect flooring and fitted with a suite comprising pedestal wash basin with chrome mixer tap, low flush w.c. and shower cubicle with chrome shower fitting.



BEDROOM TWO

Measurements- 9'7" x 9'3"

A double room situated adjacent to bedroom one and enjoying a similar aspect through a uPVC double glazed window. There is a ceiling light point, ceiling coving and central heating radiator.



BATHROOM

Measurements - 6'6" x 6'3"

With inset ceiling downlighters, extractor fan, shaver socket, tiled walls to dado height, tile effect flooring, ladder style heated towel rail and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin with chrome mixer tap and low flush WC.



EXTERNAL

PARKING
There is a designated parking space (number 186) together with visitor parking.

GARDENS
There are communal gardens along with a small park which the apartment looks out to.





ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council tax band – B

Tenure- Leasehold- with the remainder of a 999-year lease from 03/07/2007 with an annual ground rent of £6.51.

Service charge- £1607.87 per annum (£133.98 per month) payable to RMG.

Directions- Using satellite navigation enter the postcode HD3 3SB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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