

Apartment 4 The Grange, Beaver Lane,

OFFERS AROUND
£115,000



****NO ONWARD CHAIN**** THIS FANTASTIC TWO BEDROOM GROUND FLOOR APARTMENT IN THIS SOUGHT AFTER MODERN DEVELOPMENT CLOSE TO LOCAL AMENITIES AND LINKS TO THE M1 IS BEAUTIFULLY PRESENTED AND JUST READY TO MOVE INTO. IT BENEFITS FROM AN EN-SUITE PLUS BATHROOM, HIGH QUALITY CONSTRUCTION, TWO PARKING SPACES AND COMMUNAL PATIO & SEATING AREAS.

LEASEHOLD - 999 YEAR LEASE FROM 2008, SERVICE CHARGES APPLY £1100 PA and £150 PA GROUND RENT/ COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE

Via communal doorway with intercom into building lobby and door to enter the apartment

APARTMENT HALLWAY 22'2 x 3'01

You enter the property through a timber door from the communal lobby into the long hallway having fitted carpet flooring, double glazed window, central heating radiator, doors to all rooms, entry intercom phone, power points, and storage cupboard housing the combination boiler and consumer unit.

LIVING KITCHEN 22'4 x 13'4

The superb living kitchen is a generous sized space and has a separate kitchen and lounge area. The kitchen area is fitted with coloured base and wall units with square edged worktops and a one and a half bowl stainless steel sink with mixer tap over. Cooking facilities comprise of an electric fan oven, gas hob and canopy extractor. There are integrated appliances including a washing machine, tall fridge freezer, dishwasher and there is a matching breakfast bar. The kitchen area has laminate flooring underfoot and is open plan to the lounge area which has plenty of space for freestanding furniture and comes with wall lights, plenty of power points, a fitted carpet, central heating radiators and double glazed window plus TV wall point. An internal door leads through to the hallway.



BEDROOM 1 13'3 x 9'5 plus bay

This is a generous sized double bedroom featuring a double glazed bay window, fitted carpet flooring, central heating radiator with plenty of space for free standing bedroom furniture. An internal door leads back into the hallway.



BEDROOM 2 10' x 9'9

A good sized second double bedroom and alternative master with fitted carpet flooring, central heating radiator, double glazed window and door into the en-suite



EN-SUITE 5'10 x 5'2

Lovely en-suite with a three piece suite in white consisting of a tiled corner shower enclosure with thermostatic shower, wall mounted rectangle wash basin with storage under, close couple WC, extractor fan, chrome ladder towel radiator, vinyl flooring and inset ceiling spotlights. The room is partially tiled completing the contemporary look of the space. An internal door leads into the bedroom.



BATHROOM 6'6 x 5'9

A stylish bathroom matching the en-suite with a three piece suite in white consisting of panel bath with mixer taps and shower attachment, rectangle wall mounted wash basin with mixer tap and storage under, close coupled WC, heated chrome towel radiator, tiling on walls to half height, tiled flooring and inset ceiling spotlights. The room is partially tiled with attractive wall tiles matching the en-suite. The internal door leads to the hallway.



EXTERNALLY

There is a communal car park with 2 assigned spaces, communal patio and seating area and lovely walks close by.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

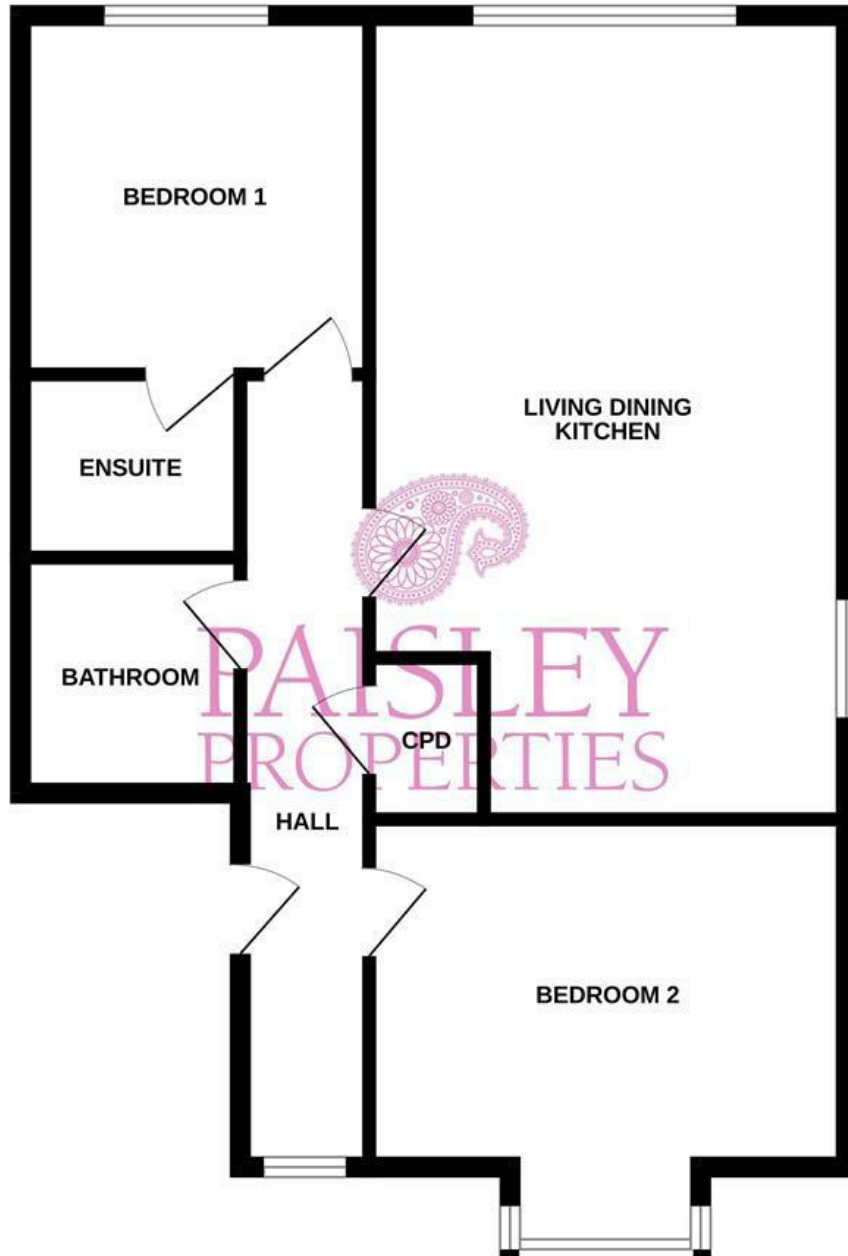
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

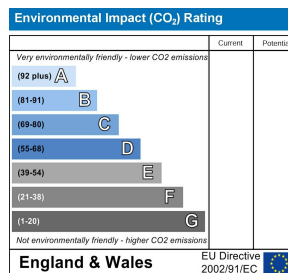
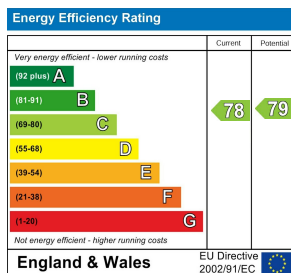
~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey

requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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.
Made with Metropix ©2024



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

