



# 7 MARSHALL COURT YEADON LS19 7ZD

## Asking price £145,000

### FEATURES

- Purpose Built First Floor Apartment
- Two Generous Double Bedrooms
- Allocated Parking Space
- Just A Short Stroll From Amenities & Transport Links On Town Street
- Current Service Charge Is £1,225 per annum
- Open Plan Living Accommodation
- En-Suite Shower Room & Bathroom
- Ideal For A Variety Of Buyers
- Tenure is Leasehold With A Long Lease Having 976 Years Remaining
- EPC Rating C & Council Tax Band B



# Light & Airy 2 Bedroom First Floor Apartment Close To Amenities

This delightful purpose-built first floor apartment, built in 2003 offers a comfortable living space of 644 square feet, making it an ideal choice for individuals or couples seeking a contemporary home.

As you enter the apartment, you will be greeted by an inviting open plan living area that seamlessly combines the kitchen and sitting room. This layout not only enhances the flow of natural light but also creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The property boasts two generous double bedrooms, providing ample space for rest and privacy. The master bedroom features the added convenience of an en-suite shower room, ensuring that morning routines are both efficient and enjoyable. A second well-appointed bathroom serves the rest of the apartment, catering to the needs of family members or visitors.

One of the standout features of this apartment is the allocated parking space, a valuable asset in this bustling area. Additionally, residents will appreciate the convenience of being just a short stroll away from local amenities, including shops, cafes, and parks, making everyday life both easy and enjoyable.

In summary, this apartment in Marshall Court presents a wonderful opportunity for those looking for a well-equipped apartment in a vibrant community. With its spacious layout, convenient location, and essential amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## Yeadon

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Yeadon town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located. Leeds Bradford airport is also within easy reach.

## The Accommodation...

The accommodation with ELECTRIC HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Communal Entrance

With access to the other apartments and stairs up to the first floor.

## First Floor

### Private Entrance Area

With useful store cupboard, and further cupboard with hot water cylinder. Entry phone and access to the roof void.

### Living Accommodation 19'1" x 13'8" (5.82m x 4.17m)

A light and airy living area incorporating a generous sitting room and kitchen. The sitting room enjoys a Juliette balcony to the front elevation with two windows and an electric wall heater whilst the adjoining kitchen has a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, vinyl flooring, space for a freestanding fridge/freezer, plumbing for an automatic washing machine and integrated electric oven with a four ring ceramic hob having a stainless steel hood over.

### Bedroom 1. 11'8" x 9'2" (3.56m x 2.79m)

A good sized double bedroom with electric wall heater and window to the front elevation.

### En-Suite Shower Room

With a white three piece suite comprising a tiled shower stall, pedestal wash hand basin and low suite w.c. Vinyl flooring and electric wall heater.

### Bedroom 2. 11'8" x 8'9" (3.56m x 2.67m)

Another double bedroom with electric wall heater and window to the front elevation.

## Bathroom

With a panelled bath having a shower over, low suite w.c and wash hand basin. Part tiled walls, wall light with shaver point and vinyl flooring.

## Outside

The property benefits from an allocated parking space.

## Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 1st January 2003, so approximately 976 years remaining.

SERVICE CHARGE: We are informed by our client that the current service charge is £1,225



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per annum.

MANAGEMENT COMPANY: Adair Paxton Limited, Suites 6 & 7 First Floor, Jason House Kerry Hill Horsforth West Yorkshire LS18 4JR

SERVICES: Mains water, drainage and electricity are installed. There is no Gas at the property.

PARKING: Allocated Parking Space In Residents Car Park

#### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

#### Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

#### Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

#### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

#### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

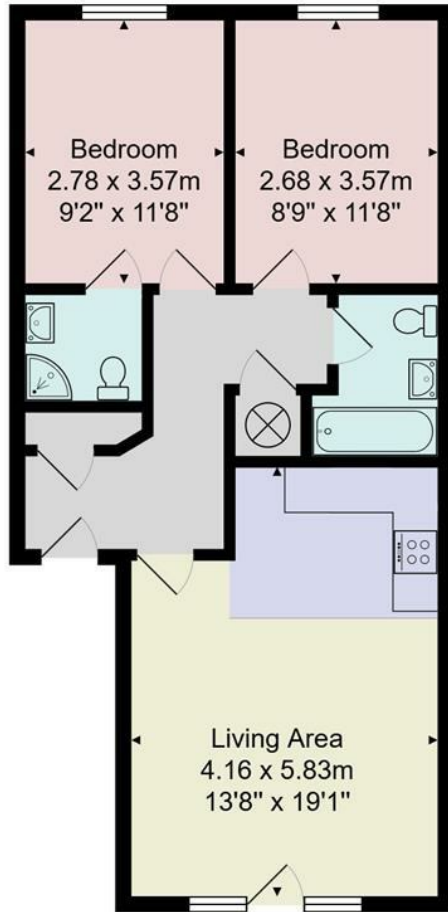
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Call us on 01943 889010  
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[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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