



£109,500

**21 Shaw Royd Court, Yeadon,
LS19 7YF**

2 Bedroom Apartment

A well presented two bedroom first floor purpose built apartment, which has the benefit of gas fired central heating and replacement UPVC sealed unit double glazing. An unusual benefit is the large loft space that can be utilised for extra storage which is also considered suitable for conversion subject to obtaining the necessary consents.



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01423 501 211



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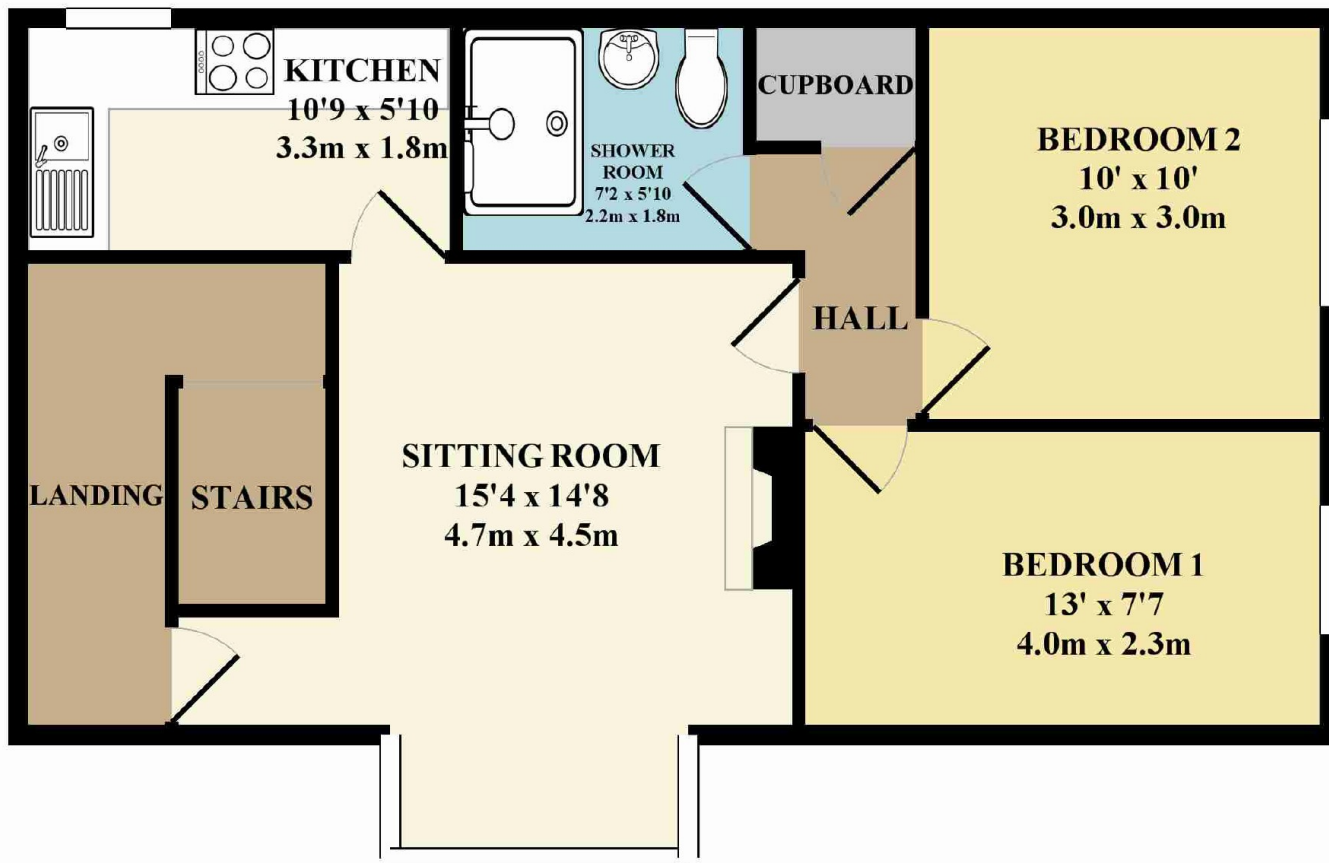
Description

A well proportioned apartment delightfully situated overlooking Nunroyd Park. This apartment only shares the entrance hall with one other on the ground floor which means the staircase and landing are private to this apartment. The hall area and the apartment itself have been recently re-carpeted and re-decorated and also benefits from a completely re-fitted shower room with large walk-in shower.

Included within the sale is a new cooker, washing machine and fridge freezer and blinds have been fitted to the lounge and both bedrooms making this an ideal purchase for either a first time buyer or landlord.

Shaw Royd Court is a purpose built block of apartments set around a large communal garden with a private parking space designated for each apartment and additional parking for visitors. The immediate area is well served by public transport with a bus stop opposite the apartment and railway station in nearby Guiseley. The village of Yeadon supports a good range of amenities catering for most daily needs with a mini supermarket within comfortable walking distance and is only a 25 minute commute from Harrogate so represents good value for money for the accommodation on offer.





TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure

Leasehold. 99 year lease from May 1989, currently being reviewed to extend to a 999 year lease. Maintenance payment of £75 per month which includes buildings insurance, ground rent and all external maintenance as well as maintenance of the common areas, the gardens and the car parking areas.

Services

All mains services are connected to the property.

Directions

When travelling from the North continue past Leeds Bradford Airport on the A658 and proceed to the traffic lights. Turn right on to High Street and go down the hill past the shops to the T junction. Turn right on to Silver Lane and left on to Haworth Lane, right on to Queensway and right on to Shaw Royd.

