HUNTERS
the estate agent

Scarcroft Court, Thorner Lane, Scarcroft, LS14 3DU

This is a delightful 2 bedroom first floor Apartment for those age 55 years of age or over. The property is on a shared ownership basis of 70/30 with Harewood Housing Association. The purpose built development is situated in a quiet location off Thorner Lane and is well placed for easy access to Wetherby and Leeds. The property benefits from gas fired central heating* and briefly comprises; Private entrance hall, stairs lead to the first floor landing which in turn leads to; Lounge, kitchen, 2 bedrooms and a bathroom. To the outside the property has a private storage cupboard, well tended communal gardens and allocated parking.

Asking Price: £59,500

5A Market Place, Wetherby, West Yorkshire, LS22 6LQ
Tel: 01937 588228 - Fax: 01937 588766- E-mail: wetherby@huntersnet.co.uk

LOCATION
Scarcroft Court is a delightful development of purpose built Apartments situated within the much sought after residential location of Scarcroft. Located between Leeds and Wetherby, the property is well placed for access throughout the Yorkshire region and has links to the A1M and M62. The village boasts a superb dining public house called The Bracken Fox, with further facilities available in Leeds and Wetherby.

DIRECTIONS
Leave Wetherby along the A58 and upon reaching the village of Scarcroft, turn left opposite The Bracken Fox public house onto Thorner Lane and take the first turning left onto Scarcroft Court, where the property is situated in the top corner of the development.

ACCOMMODATION

PRIVATE ENTRANCE DOOR
Rdiator*, Stairs and landing lead to;

LOUNGE
(5.28m x 3.38m (max)) - (17' 4" x 11' 1" (max))
Bay window to front and rear aspects, 2 radiators*, tv point, telephone point, shelving and coving.

KITCHEN
(2.46m x 2.26m) - (8' 1" x 7' 5")
Window to front aspect, wall and base units with preparation surfaces, stainless steel sink with mixer tap, cooker point*.

BEDROOM 1
(3.28m x 2.39m) - (10' 9" x 7' 10")
Window to rear aspect, radiator*, tv point, fitted wardrobes.

BEDROOM 2
(2.46m x 1.98m) - (8' 1" x 6' 6")
Window to rear aspect, radiator*.

BATHROOM
Panelled bath with mains shower over, hand wash basin, low level w.c, vanity mirror. Airing cupboard housing boiler*

OUTSIDE
The property benefits from an outside storage cupboard, which houses the gas & electric meters. There are also beautiful well tended communal gardens and allocated parking.

VIEWING ARRANGEMENTS
By appointment with Hunters at:
5A Market Place, Wetherby, West Yorkshire, LS22 6LQ

OPENING HOURS
Mon-Friday – 9.00am – 5.30pm
Saturday – 9.00am – 4.00pm
Sunday – 11.00am – 2.00pm

Website – www.huntersnet.co.uk

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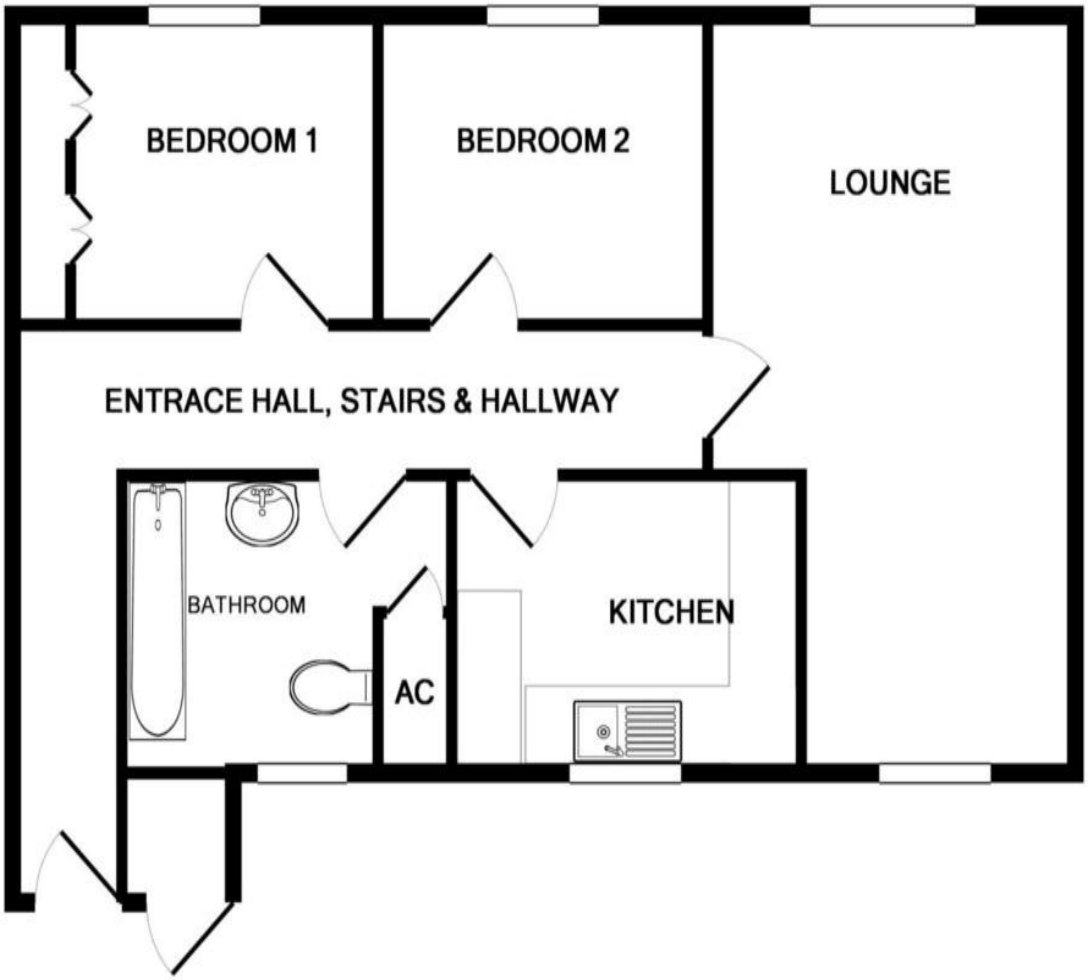

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

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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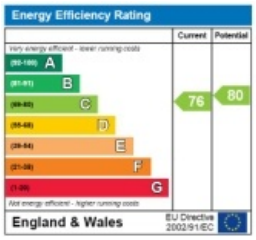

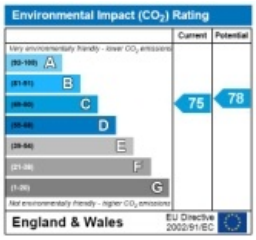

Energy Performance Certificate (EPC)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. For further details please contact us.

Agents Note

These property details are set out as a general outline and do not constitute any part of an Offer or Contract. Any services, equipment fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture.

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