



2A The Old Surgery, Hall Lane

Asking Price: £125,000

Chapelthorpe, WF4 3JJ

Holroyd Miller have pleasure in offering for sale this ground floor one bedroom apartment conversion of a former Doctors surgery, in the popular conservation area of Chapelthorpe village. The property boasts generous living spaces, communal garden areas and private off-street parking. The property briefly comprises; communal entrance hall leading to a spacious entrance hallway which gives access to fully tiled house bathroom with walk-in shower, double bedroom with built in storage cupboard. The hallway gives access to an open plan kitchen/dining area with a range of shaker style units and integrated appliances, private living room to the rear of the property. The property benefits from both gas central heating and double-glazed windows. Offered with NO CHAIN. The property is ideal for downsizers or investors alike. Viewing is Advised.



Entrance Hallway 10'10" x 4'3" (3.3m x 1.3m).

A spacious entrance hallway with intercom system, giving access to bathroom, kitchen/dining area and bedroom.

Bathroom 4'1" x 12'2" (1.24m x 3.7m).

Fully tiled walls, double panel radiator, walk in shower enclosure, basin and pedestal with mixer, low flush w/c.

Bedroom 11'9" x 9'2" (3.58m x 2.8m).

Recently carpeted, single panel radiator, cupboard containing combination boiler, double glazed window.

Living Room 11'10" x 11'10" (3.6m x 3.6m).

Recently carpeted, double panel radiator, double glazed window, downlighting to the ceiling.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Kitchen Diner 18'10" x 10'10" (5.74m x 3.3m).

Featuring a range of shaker style wall and base units, integrated appliances including fridge, washing machine, oven, gas hob, splash back, contrasting worktop, stainless steel sink with mixer tap. To the dining area, a large double-glazed window gives views over the communal garden areas.

Outside

The property is surrounded by a communal garden area which features lawn area as well as mature shrubbery and planting. Private parking for Residents.



Tenure – Leasehold – 99 Years from 15.03.2002

Service charge £250 per annum

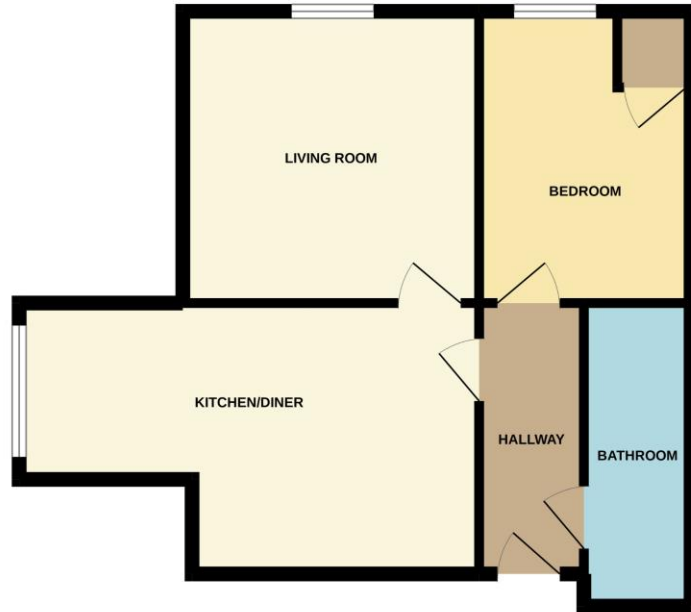
Ground Rent £25.00 per annum

Council Tax Band A

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA - 508 sq.ft. (47.2 sq.m.) approx.
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 fixtures, 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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract