



Elmsley Street, Steeton, BD20 6SE

Asking Price £85,000

- NO UPPER CHAIN
- ONE BEDROOM
- IDEAL FOR A FTB / INVESTOR
- SPACIOUS SITTING ROOM
- SEALED UNIT DOUBLE GLAZING
- LOWER GROUND FLOOR APARTMENT
- ENCLOSED SEATING AREA
- PRIME LOCATION
- EASY ACCESS TO AMENITIES
- ELECTRIC STORAGE HEATERS

# Elmsley Street, Steeton BD20 6SE

This exceptional NO UPPER CHAIN, LOWER GROUND FLOOR APARTMENT boasts ONE BEDROOM and occupies a PRIME LOCATION at the heart of the village, making it an IDEAL CHOICE for FIRST-TIME BUYERS or INVESTORS alike. The property features SEALED UNIT DOUBLE GLAZING and ELECTRIC STORAGE HEATERS, offering comfort and convenience.



Council Tax Band: A





## PROPERTY DETAILS

This exceptional, no upper chain, lower ground floor apartment boasts one bedroom and occupies a prime location at the heart of the village, making it an ideal choice for first-time buyers or investors alike. The property features sealed unit double glazing and electric storage heaters, offering comfort and convenience.

The layout comprises an entrance lobby, a spacious sitting room/dining area, a well-appointed kitchen, a comfortable bedroom and a bathroom.

Situated just off the main road, the apartment enjoys easy access to the local train link and public transport services, facilitating travel to neighbouring towns and villages. Steeton, a charming residential village, boasts amenities such as a primary school, a general store, a Post Office and two public houses, enhancing the quality of life for residents.

To truly appreciate the appeal of this apartment and its central location, early viewing is highly recommended. The accommodation on the lower ground floor includes:

### COMMUNAL ENTRANCE LOBBY

Accessible through the main entrance door, leading to the hall with a staircase descending to the lower ground floor. Features a UPVC sealed unit double glazed window overlooking the rear elevation.

### LOWER GROUND FLOOR

#### HALL

Welcoming with inset ceiling lights and a UPVC opaque sealed unit double glazed window to the side elevation.

#### SITTING ROOM

Spacious and inviting, illuminated by inset ceiling lights. Features a UPVC sealed unit double glazed window and door providing access to the outside seating area.

#### KITCHEN

Well-equipped with white base and wall units complemented by coordinating worktops. Includes an inset stainless steel sink with mixer tap, tiled splashbacks, provisions for appliances and laminate flooring. Features an airing cupboard and inset ceiling lights, with a UPVC sealed unit double glazed window to the front elevation.

## BEDROOM

Comfortable and accommodating with recessed wardrobes, offering ample storage space. Features a UPVC sealed unit double glazed window overlooking the outside seating area.

## BATHROOM

Complete with a white suite comprising; a corner bath, pedestal wash basin and low suite W.C. Enhanced by tiled walls for a clean and stylish finish.

## OUTSIDE

The apartment benefits from an enclosed seating area, perfect for relaxation and outdoor enjoyment.

## ADDITIONAL INFORMATION

- **TENURE:** Leasehold with a term of 999 years from 1st Oct 1989.
- **SERVICE CHARGE:** £30 per calendar month, covering buildings insurance and some maintenance. The freehold is held by Elmsley Apartments Ltd., with five shareholders who are the flat owners themselves.



### Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

