



## 10 Sheridan House, Street Lane, Gildersome, Morley, LS27 7WP

TOP FLOOR APARTMENT.

Available with vacant possession is this 2 BEDROOMED TOP FLOOR APARTMENT, which we feel would make an ideal buy for either owner occupier or BUY TO LET INVESTOR LANDLORD. Has been successfully let for over 20 years, with the last rent charged at £675PCM. However, we feel this could now be higher.

Forms part of this small development, within walking distance to Gildersome Village and is ideally placed to commute both into Leeds and J27/M62 motorway network.

**£123,750**

# 10 Sheridan House, Street Lane, Gildersome, Morley, LS27 7WP

**COMMUNAL ENTRANCE LOBBY** Stairs leading to the 1st Floor.

**HALLWAY**

**LOUNGE 12'10" x 12'11" (3.9m x 3.94m)**

**KITCHEN 7' x 7' (2.13m x 2.13m)**

Range of kitchen units, worktops and sink unit. Built in oven and hob.

**BEDROOM 1 12' x 8' (3.66m x 2.44m)**

**BEDROOM 2 8' x 8' (2.44m x 2.44m)**

**BATHROOM/W.C** White bathroom suite with shower over the bath.

**OUTSIDE** We are informed there is 1 designated parking space and access is at the back, via Finkle Court.

**LEASEHOLD** Please note the property is Leasehold. We are informed by our clients the terms of the lease are:

975 year lease remaining. 999 years from 1.1.01.

Service Charge: £390.55 per quarter

Ground Rent: £75 per year.

We would advise and recommend that the above is checked by a solicitor prior to purchase.

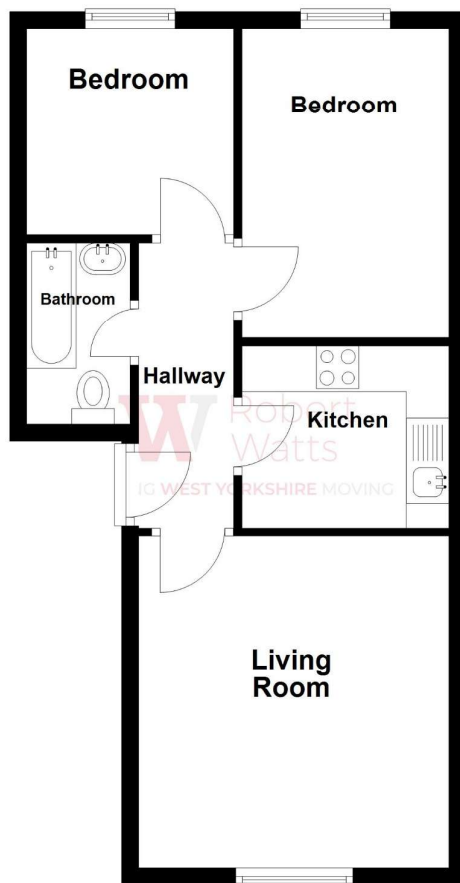
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





## Ground Floor



10 Sherridan House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		