



Apartment 3, 1 Madison Gardens, Liversedge, West Yorkshire, WF15 8FA

*** MUST BE VIEWED TO APPRECIATE ***

STUNNING, HIGH SPECIFICATION, BOUTIQUE apartment for over 55's
on a select development of similar type properties

Located in this semi-rural location on the edge of desirable Hartshead village with its historic Robin Hood church and lovely countryside walks. Having the feel of an exclusive BOUTIQUE HOTEL, this stylish FIRST FLOOR property was the show apartment and is fitted with additional extras. Suitable for those looking to downsize but will also appeal to professional couples. Buyers own part of the overall management company so there are no high service charges or ground rent.

Offering a large footprint and energy efficiency B rating, it comprises: hall, fully fitted contemporary dining kitchen with integrated NEFF appliances, lounge with balcony, two bedrooms, master with walk-in dressing room and superb four piece bathroom. Secure gated access leading to a designated car park & spacious landscaped rear garden with sun terrace and lawned areas. Under-floor heating, uPVC DG & CCTV intercom access.

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Asking Price £210,000



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HALLWAY

Accesses via a communal ground floor entrance leading to the first floor. Entrance hallway with storage cupboard housing hot water tank. Wide panel wood effect quality flooring running through hallway, diner and lounge. Underfloor heating.

DINING KITCHEN 18'1" x 9'3" (5.5m x 2.82m)

Fully fitted, high quality kitchen units with quality worktops, inset Sparta sink, NEFF induction hob, extractor hood and double oven, integrated washer & dryer, fridge/freezer, dishwasher and wine cooler. Underfloor heating.

LOUNGE 18'10" x 9'8" (5.74m x 2.95m)

Inset wall mounted TV point with ceiling spot lights, smoked chrome sockets with USB fittings. TV, Sky Q satellite connections and WiFi access points. Wall lights and inset log burning fire. French doors leading to balcony ideal for relaxing and enjoying the views to the front. Four different feature mood lighting. Underfloor heating

BEDROOM ONE 13'8" x 9'6" (4.17m x 2.9m)

TV point and USB sockets. French doors and Juliet balcony. Underfloor heating

DRESSING ROOM

BEDROOM TWO 10'2" x 7'10" (3.1m x 2.4m)

TV point and USB sockets. Underfloor heating

BATHROOM

High specification four piece suite including oval freestanding bath, basin with floating shelf, wall mounted WC, glazed walk in shower, Nuance Marble Walls and tiled under floor heated flooring. Vanity mirror and mood lighting.

EXTERIOR

Beautifully landscaped rear garden with trees and shrubs, sun patio and ornate water feature. One allocated space in car park and electric charging point.

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.

ADDITIONAL INFORMATION

Tenure: Leasehold 994 Years Remaining

EPC Rating: B

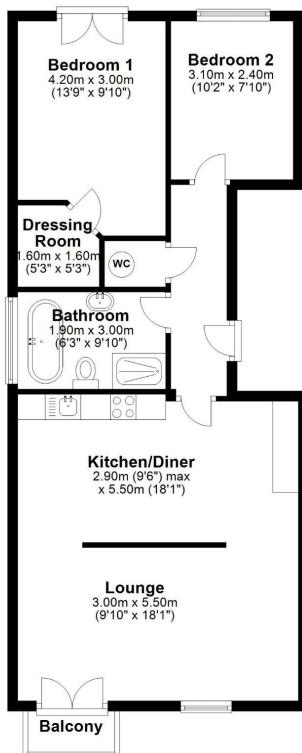
Council Tax Band: C

Buyers own part of the overall management company so there are no high service charges or ground rent. £980 pa Service Charge.

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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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