



Please note this image is of the rear of apartment block.

**FLAT 4, 12 MILL SQUARE, HORSFORTH, LEEDS LS18 4GJ**  
**£165,000**

We are delighted to be able to offer this re-sale shared ownership apartment (only one available) located in the Horsforth Vale development in Leeds. This beautiful, well presented one bedroom first floor apartment is situated in a converted Mill and is in an ideal cul-de-sac location. A 35% share is being offered making this an ideal purchase for a first-time buyer or couple with only a small deposit being required.

Price £165,000 with a 35% shared ownership of sale price (subject to eligibility)  
35% share £57,750 with 65% rental of £245.57pcm plus service charge of £83.92pcm

1 double bedroom

Modern Fitted Kitchen / Living Room

Modern fitted bathroom

One parking space to the front of the property

Communal garden area

The property is accessed via the communal stairway and is on the first floor and comprises:

Hallway with window to side elevation, radiator, entry phone system and loft access plan living room.

Open plan Living Room/Kitchen      Kitchen area with modern fitted kitchen including fitted wall and base units, stainless steel single sink, electric oven, gas hob and extractor fan, plumbing for washing machine, ceiling spotlights in the kitchen area.

Living room area has windows to the front and side elevations, storage cupboard housing boiler and air ventilation system.

Bedroom One      Double glazed windows to the front and side of the property, radiator.

Bathroom      Modern fitted white bathroom suite with bath and shower over, wash hand basin and WC. Also included are stainless steel heated towel rail radiator and spotlights to ceiling.

### **Exterior**

The property has a parking space for one car there is a communal garden area which is laid to lawn with planted borders.

### **Property Information**

This property currently has a lease with 122 years remaining and a breakdown of the service charges are available by request.

### **Location**

Situated in the Horsforth Vale development by Redrow at the Woodlands, off Calverley Lane. Transport links are also good with regular bus services and two train stations nearby, as well as great walking/cycling along the Aire Valley.



**DISCLAIMER:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. Purchasers are advised to satisfy themselves as to the working order and condition of services or appliances. All measurements are approximate.

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