



£167,000

1 Bedroom Ground Floor Flat for sale
Flat 1 Bancroft Court, 6 Henshaw Lane, Yeadon, Leeds





Overview

EXCEPTIONAL recently converted high-quality GROUND FLOOR APARTMENT, ideal for first-time buyers, downsizers or investors alike! NO GROUND RENT, reasonable service charge, and it's move-in ready, so don't delay in seeing what this gorgeous self-contained apartment has to offer.



Key Features

- Recently converted HIGH SPEC ground-floor apartment with 999-year lease
- CHAIN FREE - suit investor, first time buyer or downsizer
- No Ground Rent...EVER! Sale also includes FREEHOLD. Competitive service charge
- Open-plan kitchen living space with four person breakfast island
- Spacious double bedroom & chic contemporary bathroom
- Off-street 'oversized' allocated parking space, dedicated Electric Vehicle charging point & secure bike store.
- Energy efficient EPC C/78 rating. Highly efficient Combi boiler.
- Balance of 10 year structural warranty
- Town centre location for maximum convenience, close to two supermarkets
- EWEMOVE are OPEN 24/7 for your enquiries & LIVE CHAT with humans







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Bancroft Court is an exclusive conversion to 4 individual high-specification apartments set within a historical 19th Century Yorkshire stone building and located in a beautiful cobbled mews. This is the fourth and very last property to be marketed!

On completion, the new owner will benefit from a 25% share of the FREEHOLD, granting them an active say in the property's management decisions. Thereafter, increases or reductions to the service charge will be at the complete discretion of the four owners via the Management Company. The apartment also benefits from band A council tax, the lowest possible!

The building has been sympathetically redeveloped to retain character aspects of yesteryear but still features modern open-plan living space. The apartment has its own allocated 'oversized' accessibility parking space and electric vehicle charging point. The building has been totally re-furbished, including a full re-wire, with the future in mind: cable, satellite and broadband.

Situated just a stone's throw from Yeadon town centre, this apartment couldn't be more convenient for shops and amenities. For commuters, Appleby Bridge and Guiseley Train Stations provide quick commuting into Leeds and Bradford. Leeds Bradford Airport is just a few minutes away, with bus stops opposite Bancroft Court.

Key information:



Council tax: Leeds City Council Band A – 2024/2025 £1377

Energy Efficiency Rating EPC C/78 saves on your energy bills,

Balance of the original 999-year lease

Current SERVICE CHARGE equating to just £108 per month. Services included (not exhaustive): Cleaning of communal hall; Heat, Light & Power; Quarterly Window Cleaning; Buildings Insurance; Sundry Expenses; Accountancy Fees; Managing Agent Fees; Bank Charges; Reserve Fund; Roof, Gutters, External Building Maintenance, Car Park, bin stores/tarmac & shrubbery maintenance (main car park) and immediately to front of the building (behind short steel pillars); Front communal door /area maintenance.

ZERO GROUND RENT.

Balance of a 10-YEAR STRUCTURAL WARRANTY.

Mains Services: Gas, electricity, and mains drainage. Newly installed combi gas boiler.

Mobile and Broadband Availability: Refer to the OFCOM Mobile and Broadband Checker or your service provider for specific details. Mobile voice and data services are available indoors and outdoors from all four major mobile providers. Broadband services of up to 1800 Mbps are available via the Openreach (including Sky) and Virgin Media networks.

Flood risk: Rivers & Sea and Surface Water - Very Low.

Restrictions - The lease agreement allows Assured Shorthold Tenancies

Agreements only. Holiday lets are not permitted.

Hall

A private, secure composite entrance door leads into a spacious hallway, offering a warm and welcoming entry to the home.

Open Plan Living Room / Kitchen

This stunning, open-plan living space has been finished to an exceptional standard. The contemporary kitchen features sleek grey gloss units complemented by a contrasting laminate worktop. It boasts integrated appliances, including a ceramic hob with overhead extractor, a single electric oven, a tall fridge/freezer, a dishwasher, and a washer dryer. The central island unit incorporates a four-person breakfast bar, perfect for casual dining or entertaining. Twin south-facing uPVC double-glazed windows provide ample natural light, creating a bright and inviting living space. The room is also future-proofed with cabling for TV entertainment, broadband, cable, and satellite connectivity.

Bedroom

A spacious naturally bright south-facing double bedroom with ample space for wardrobes and other furniture.

Bathroom

A high-end, chic contemporary bathroom featuring elegant Porcelanosa tiling and premium Hansgrohe fittings. The space includes a waterfall thermostatic over-bath shower, a heated towel rail, a sleek wall-hung vanity drawer unit, and an illuminated LED mirror above, combining style and functionality seamlessly.

Parking

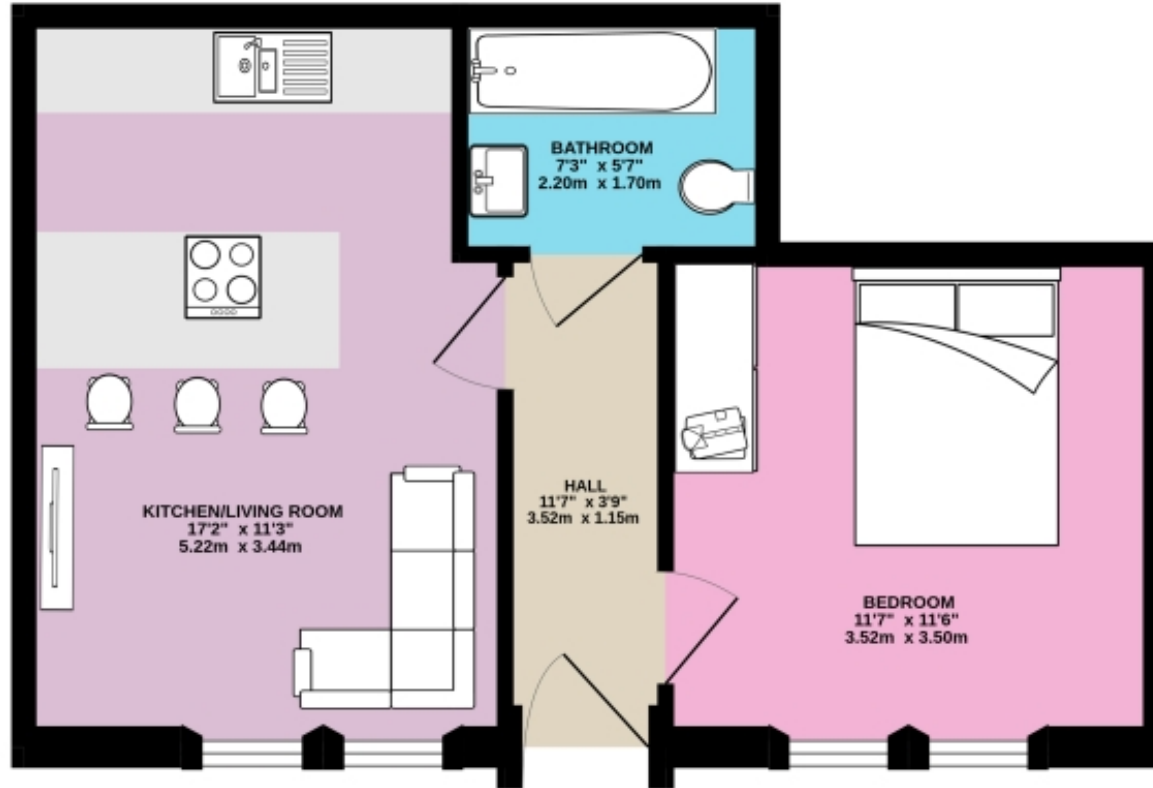
Extra wide allocated parking space for accessibility with a dedicated electric vehicle charging point.

Bike Shed

Shared use of secure bike store.

Floorplans

GROUND FLOOR



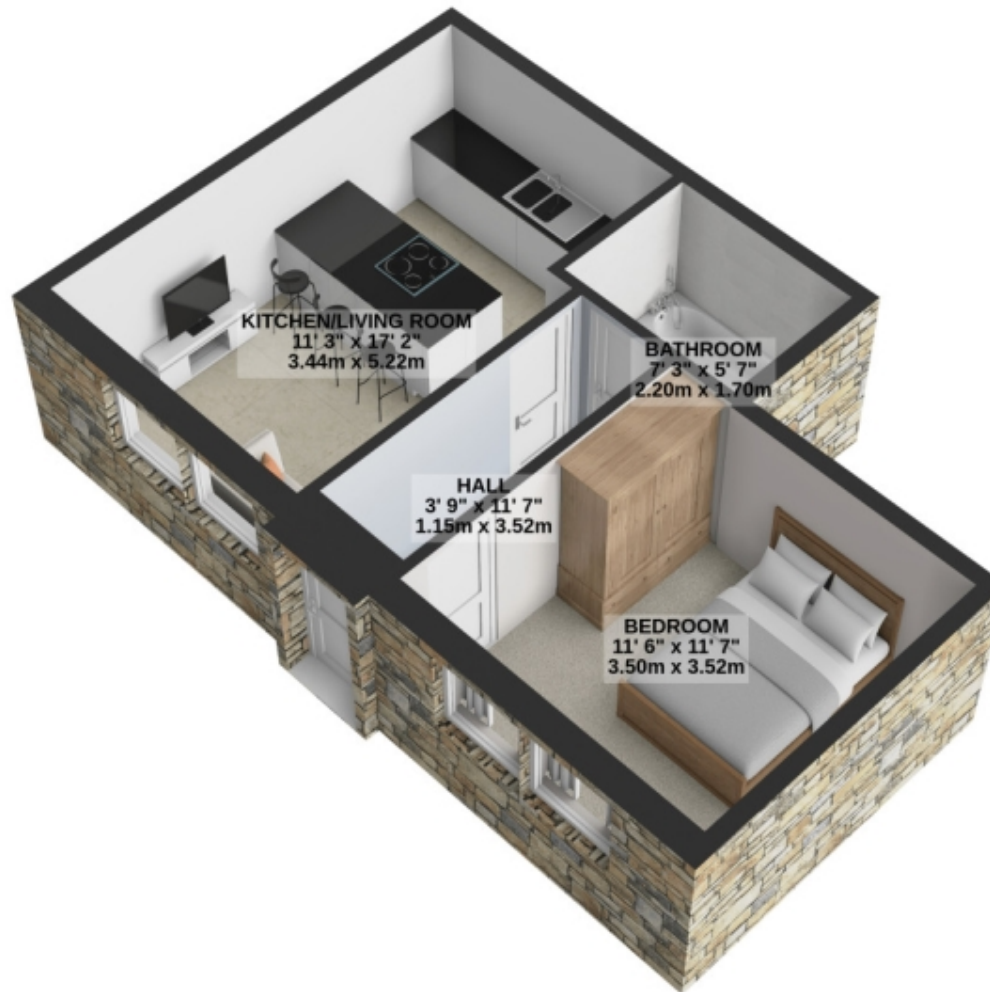
SELF CONTAINED GROUND FLOOR FLAT



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

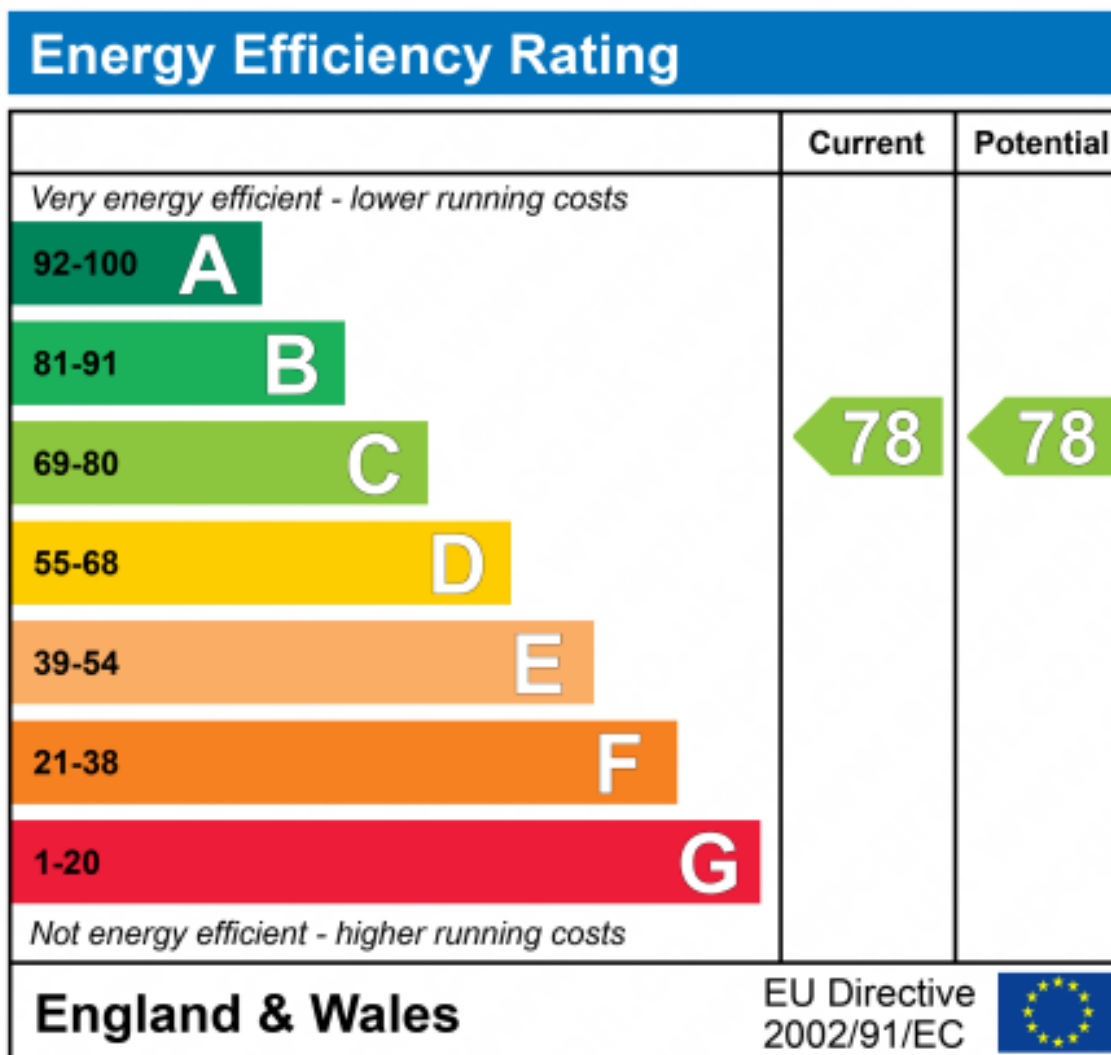
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



SELF CONTAINED GROUND FLOOR FLAT

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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