



24 Silk Mill Approach, Leeds, LS16 6RR

A two bedroom, one bathroom apartment with a private front garden in a popular LS16 location.

Quietly located at the end of a residential cul de sac, this ground floor apartment opens into an entrance porch, leading into a large living and dining area. A separate kitchen looks out onto the front lawn, with fully integrated appliances and a gas hob.

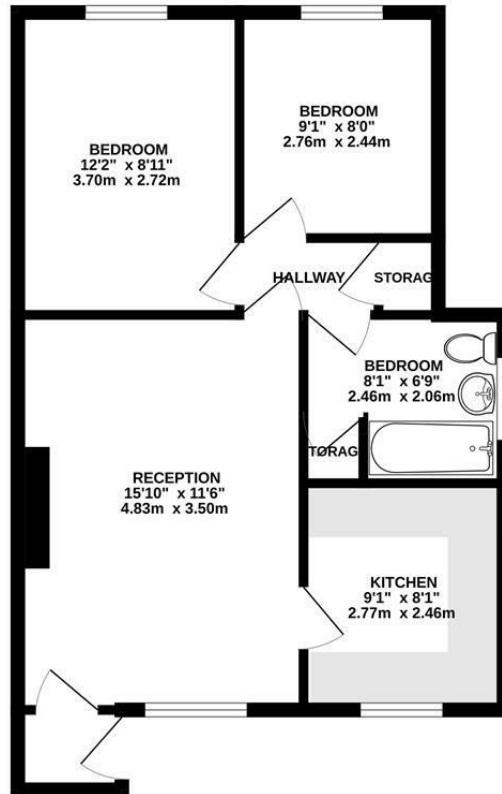
One large master bedroom is accompanied by a second double bedroom. The house bathroom contains a bath and shower over, along with a storage cupboard and towel rail.

One allocated parking space is included with the property, with further on-street parking available nearby. Local buses depart from Silk Mill Road 0.3 miles away and Horsforth Train Station is 0.6 miles away.

£119,950

- Chain Free
- Two Bedrooms
- Gas Central Heating
- Ground Floor
- Lawned Garden
- Garden Shed
- Outhouse
- Allocated Parking

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

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.
Made with Metropix ©2024

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: