



3 Turton Hall, Turton Green, Gildersome, Morley, LS27 7LD

This stunning top-floor apartment occupies almost the whole of the top floor of Turton Hall. Delightfully situated within walking distance of the centre of Gildersome and less than five miles from Leeds City Centre this impressive apartment can only fully be appreciated by an internal inspection.

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Asking Price: £270,000

General Remarks

Dating back to the 1700's, Turton Hall is a fabulous example of the Baroque architecture that was typical of the period during the reign of Queen Anne. A most impressive Grade II listed property that has skilfully been converted into just three private dwellings and set in large, well maintained communal gardens.

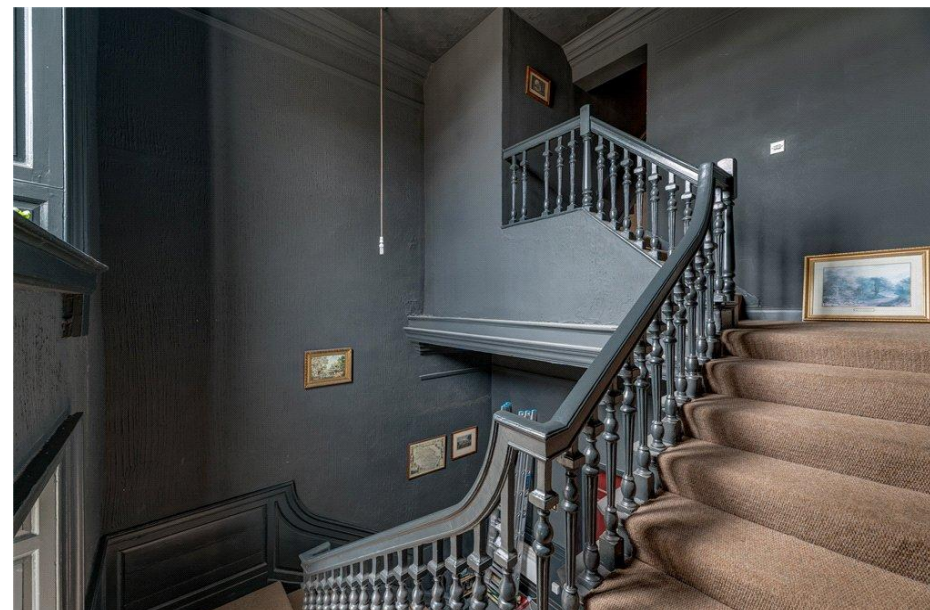
This fabulous two-bedroom apartment has a private entrance, allocated parking and offers modern fixtures and fittings seamlessly blended with many original period features.

Enjoying stunning views, the large living room is very much the focal point of this apartment, having exposed beams and brickwork around the feature fireplace it is spacious enough for entertaining and surprisingly cosy when the log burner is lit in winter.

The well-appointed kitchen has fitted wall and base units, complementary worktops and ample space for a dining table. Integrated appliances include; - dishwasher, washing machine, four-ring gas hob, electric oven and a free-standing fridge is also included in the sale.

Both of the bedrooms are doubles, both having exposed beams and enjoy far-reaching views, the larger main bedroom benefits from fitted wardrobes to one wall.

The spacious, luxury bathroom has both a free-standing bath and a double walk-in shower, low flush WC and wash basin.



The central, inner hallway provides access to the loft which offers a useful storage space and also to the secluded and very private roof terrace which is just perfect for relaxing or al-fresco dining.

Externally there is one allocated parking space and use of the large, well maintained communal gardens which are mainly laid to lawn with established plants and mature trees.

The property is delightfully situated just a short walk from the heart of Gildersome village which offers a range of local shops and amenities. Convenient for both access to Leeds city centre and motorway access it is ideal for both local and regional commuting. The nearby town of Morley offers a wider range of shops, restaurants, leisure facilities and the train station offers regular commuter services to Leeds.

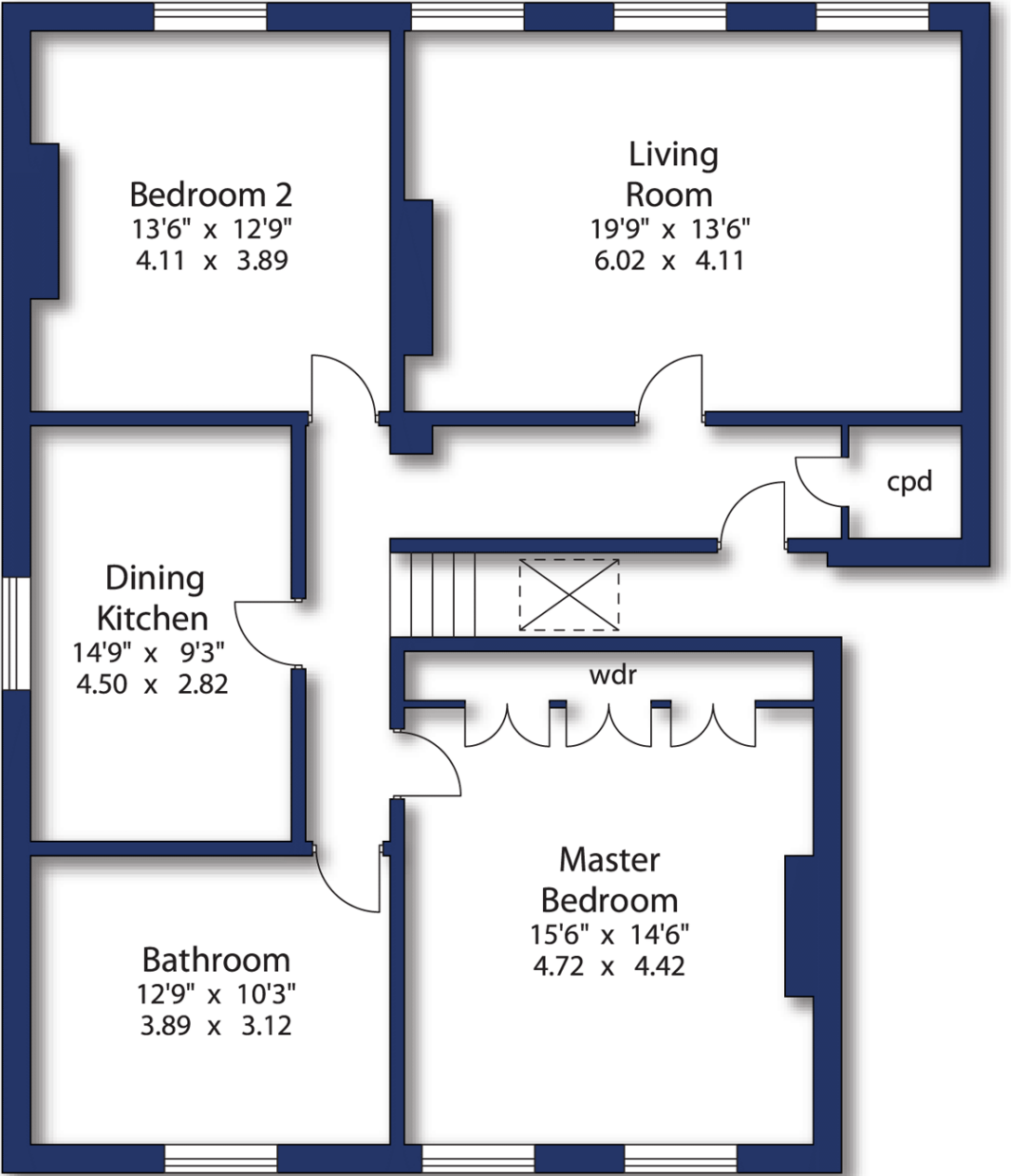
We understand from our vendor that the lease was granted in January 1984 for 999 years and a monthly payment of £143 covers the ground rent, service charges and buildings insurance. We would recommend that any potential purchaser confirms this through their own solicitors.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Parking & Services

- Leasehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Allocated off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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