



6 Arncliffe Grange, Moortown, Leeds, LS17 6ST

Offers Over £180,000

NO CHAIN AND LONG LEASE - With freshly renovated interiors, recently installed bathroom & WC and new carpeting throughout. This is a beautifully presented two-bedroom second-floor apartment with a garage, centrally located in Moortown, adjacent to shops, supermarkets and bus routes. Perfect for people-watchers! Fully Upvc double glazed and electric heating. Accommodation includes communal entrance and stairs to all floors. Private entrance to hallway with cupboards, fitted kitchen, lounge leading to balcony, two double bedrooms with built in wardrobes, modern bathroom. Maintained grounds - secure parking & garage. EPC Rating D.

The apartment is directly next to all the local amenities including M&S supermarket, shops and cafes and has complete travel routes to Leeds and North Yorkshire via busy bus routes, including the much-loved No 36 bus route.

GROUND FLOOR

Secure entrance to apartment with entry phone system leading to:

COMMUNAL HALLWAY

Access to garages to rear, stairs to all floors

SECOND FLOOR

LANDING

Private access to Apartment No 6.

HALLWAY

Cupboard containing water immersion cylinder, store cupboard, electric convection heater.

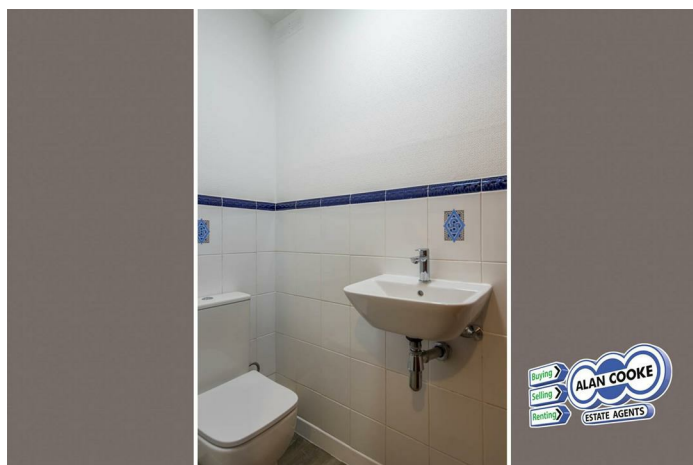
KITCHEN

10'5" x 9'10" (3.2m x 3.0m)



Range of fitted units with corresponding worktops, plumbed for washing machine, built in oven, electric hob with extractor above, inset sink with mixer tap, ceramic splash back tiling, uPVC double glazed window, electric convection heater. Breakfast bar.

WC



Low wc, wall mounted washbasin, part ceramic tiled walls

LOUNGE

23'3" x 12'9" (7.1m x 3.9m)



uPVC double glazed window to front, 2 x electric convection heater, door to balcony, uPVC double glazed window.

LOUNGE



BALCONY



With elevated street views



BEDROOM 1

15'8" x 11'9" (4.8m x 3.6m)



Generous range of built in wardrobes, electric convection heater, uPVC double glazed window

BEDROOM 2

6'6" x 9'10" (2.0m x 3.0m)



uPVC double glazed window, built in wardrobes, electric convection heater

BATHROOM

6'10" x 6'6" (2.1m x 2.0m)



Panel bath with wall mounted electric shower, low WC, pedestal washbasin,

OUTSIDE

Security rail access into car park facility leading to shared parking & garages. Maintained grounds

GARAGE



With up and over door

TENURE

147 Year lease.

DIRECTIONS

Arnccliffe Grange is located on Harrogate Road, opposite the Moortown Corner shopping parade, adjacent to the entrance to Marks & Spencer's food hall.

COUNCIL TAX

Band C

EPC

rating D

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

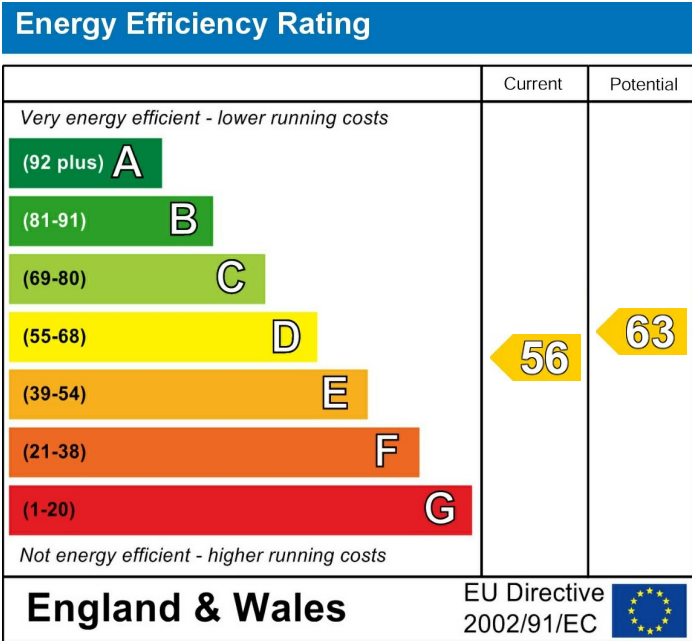


VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd

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Second Floor

Approx. 80.1 sq. metres (862.1 sq. feet)

