



51 Primrose Court, Primley Park View, Alwoodley, Leeds, LS17 7UY

Chain Free £89,950

NO CHAIN - This is a superb one-bedroom second-floor retirement apartment in a very popular and well-maintained development in the desirable area of Alwoodley. It features a communal lounge, conservatory, laundry room, day manager, emergency Care Line alert system, and a bookable guest suite. Security entryphone, uPVC double glazing, off-peak heating system, and EPC rating C. Accommodation includes a hall, a lovely lounge, fitted kitchen, double bedroom with built-in wardrobes, and bathroom. Maintained grounds. Purchasers must be aged 60 or over. The current furniture is available on request.

The property is conveniently located just off the A61 Harrogate Road, within walking distance of local shops and amenities, and on regular bus routes to Leeds city centre, Harrogate, and Ripon.

GROUND FLOOR

Security voice entry phone to

COMMUNAL ENTRANCE

COMMUNAL LOUNGE

A beautiful area to meet with other apartment residents and guests. Elevator and stairs to the upper floors

COMMUNAL SECOND FLOOR LANDING

Private door to apartment No 51

HALL



Store cupboard with water immersion cylinder

LOUNGE

20'4" x 10'9" max (6.2 x 3.3 max)



uPVC double glazed window, electric storage heater, coving. Glazed doors into the kitchen

LOUNGE



KITCHEN

7'6" x 7'6" max (2.3 x 2.3 max)



Range of fitted units with corresponding work tops, built in oven, electric hob, uPVC double glazed window, stainless steel sink, ceramic splash back tiling

BEDROOM

9'2" x 13'9" (2.8 x 4.2)



Built in wardrobes, uPVC double glazed window, electric storage heater



BATHROOM



Panelled bath with grip handles and wall shower, low WC, pedestal wash basin, ceramic tiled walls

OUTSIDE

Maintained grounds, shared and visitor parking

TENURE

Leasehold

COUNCIL TAX

Band B

HOW TO GET THERE

From Harrogate Road turn into Primley Park View where Primrose Court is immediately on the right

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.

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.

FIXTURES & FITTINGS

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

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.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

Second Floor

Approx. 45.3 sq. metres (488.1 sq. feet)

