



45 Blackmoor Court, Alwoodley, Leeds, LS17 7RS

£135,000

A one-bedroom first floor apartment in this very popular block in Alwoodley is readily available to purchase. Fully uPVC double glazed and gas combi central heating system, EPC rating D. The apartment has an unusual but convenient feature in that it has no immediate neighbour above or below the dwelling. Accommodation includes a communal entrance way and stairs to the upper floor. The apartment briefly comprises a hallway, lounge, fitted kitchen, bedrooms and a bathroom. Communal grounds with parking and garage. Set just off King Lane the property is ideally situated for swift access to Leeds city centre and benefits from local shops and restaurants in the immediate vicinity. Highly regarded schools are within walking distance.

GROUND FLOOR

Secure door with voice security entry system into

COMMUNAL RECEPTION LOBBY

Stairs to the

FIRST FLOOR

Private door to apartment No 45

HALLWAY



Three storage cupboards including a utility cupboard with plumbing for washing machine

LOUNGE

15'8" x 9'10" (4.8 x 3.0)



Two uPVC double glazed windows, central heating radiator, wood-effect laminate flooring

KITCHEN

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



Range of fitted units with corresponding work tops, inset sink with mixer tap and drainer, integrated dishwasher, built in oven, electric hob with extractor above, integrated microwave, ceramic splash back tiling, central heating radiator, uPVC double glazed window

BEDROOM

12'5" max x 9'10" (3.8 max x 3.0)



Dual aspect uPVC double glazed windows, built in wardrobes with sliding mirror doors, central heating radiator



BATHROOM

6'6" x 5'6" (2.0 x 1.7)



White suite of panelled bath with wall mounted electric shower, low WC, ceramic wash basin, ceramic tiled walls, uPVC double glazed window

OUTSIDE



Maintained grounds, shared parking

GARAGE



With up and over door

TENURE

Leasehold

COUNCIL TAX

Band A

HOW TO GET THERE

From Harrogate Road turn into King Lane. Cross over the Ring Road, continue along and then turn right into King Drive where Blackmoor Court is situated on the left hand side

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		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)

