



**2 The Moorlands, Moortown, Leeds, LS17 8AB**

**Chain Free £125,000**

NO CHAIN - 955 YR LEASE - Offering superb, ready-to-move-in, professional accommodation, well located off Shadwell Lane, this is a one-bedroom ground-floor apartment with a versatile storage locker. Fully UPVC double-glazed and gas combi central heating system. Accommodation includes communal entry into the communal lobby, Private entrance to the apartment, entry foyer, lounge, breakfast kitchen, inner hallway with storage, bathroom and double bedroom. External secure store cupboard. Maintained grounds, secure garages for rent when available. The property is conveniently located for easy access to the amenities at Moortown Corner and Street Lane. Leeds city centre, Harrogate and Wetherby are within easy reach via both public and private transport links. The area has an abundance of golf courses and leisure facilities including the David Lloyd club. There are also a number of excellent well regarded schools close by.



## GROUND FLOOR

Secure communal door with security entry phone system into:

### COMMUNAL LOBBY

Communal lobby with stairs to upper floors. Access to secure store rooms. Private door to apartment No 2.

### ENTRY LOBBY

Cloak cupboard

### LOUNGE

13'1" x 10'5" (4.0m x 3.2m)



uPVC double glazed window, central heating radiator, opening to:

### LOUNGE



## BREAKFAST KITCHEN

13'1" x 8'6" (4.0 x 2.6m)



Installed 2023. Range of fitted units of white gloss doors and fronts with corresponding worktops and under-unit lighting, inset sink with mixer tap and drainer, integrated washing machine, integrated dishwasher, built in double oven, gas hob with extractor above, cupboard housing gas-fired combi central and water heating boiler (installed 2003), uPVC double glazed window, central heating radiator.

## BREAKFAST KITCHEN



## INNER HALL

Two additional storage cupboards



## BATHROOM

9'6" x 14'5" (2.9m x 4.4m)



Panel bath with wall shower and shower screen , low wc, pedestal washbasin, heated towel rail, ceramic tiled walls

## BEDROOM

9'6" x 14'5" (2.9m x 4.4m)



uPVC double glazed window, central heating radiator.

## STORE ROOM

6'10" x 2'11" (2.1m x 0.9m)

Accessible from the rear of the communal lobby. The store room benefits from an adjacent wall to the bedroom of the apartment, potential allowing for appliances, eg freezer units.

## OUTSIDE

Maintained grounds, shared parking bays.

## RENTABLE GARAGES

The Moorlands benefits from several secure garages which can be rented, if available, from the management company.

## COUNCIL TAX

BAND A

## EPC

TBC

## TENURE

Leasehold

Term: 999 years from 1982 (955 years left).

## DIRECTIONS

From Harrogate Road travel down Shadwell Lane, cross over the Ring Road where The Moorlands are shortly on the left hand side.

## 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

Incorporated in England 6539351

## Energy Efficiency Rating

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

## Ground Floor

Approx. 46.8 sq. metres (504.0 sq. feet)

