



HUNTERS[®]
HERE TO GET *you* THERE

35 Sandmoor Court, Moortown, Leeds, LS17 7JY

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£1,750 Per Calendar Month

This luxurious penthouse apartment on Harrogate Road in Alwoodley, North Leeds offers unparalleled views from every window, showcasing the beauty of the surrounding area. With three spacious bedrooms, this apartment provides ample space for relaxation and entertaining.

The apartment features lift access, making it easily accessible for residents of all ages. A private entrance adds an element of exclusivity, allowing residents to come and go with privacy and security.

Whether you're enjoying a morning coffee on the balcony or entertaining guests in the open-concept living area, the stunning views are sure to impress. This penthouse apartment offers a unique opportunity to experience upscale living in one of Leeds' most desirable neighborhoods.

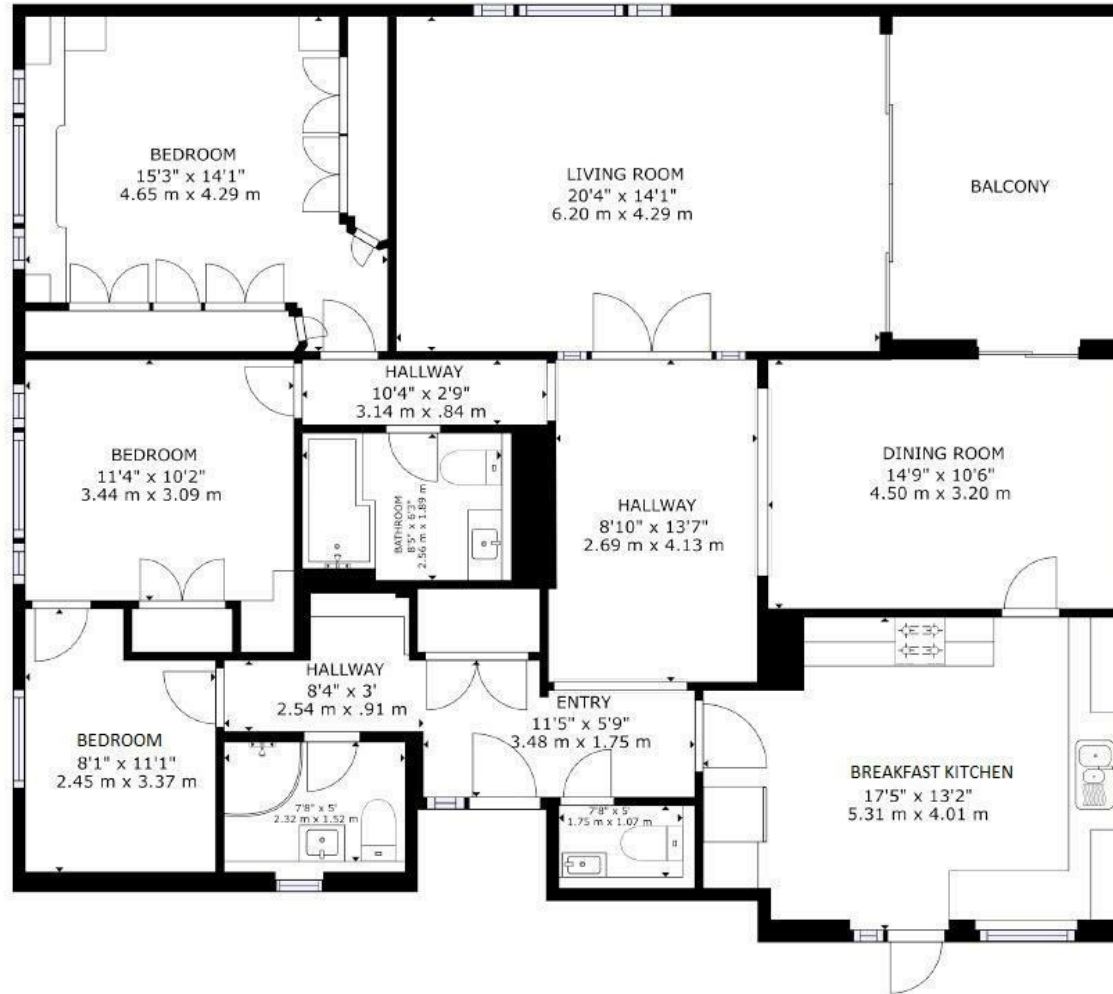
With three bedrooms, two with fitted furniture, separate bathroom and separate shower room along with separate W/C, a well proportioned living room and dining room all again boasting wonderful far reaching views.

The apartment must be seen to be fully appreciated.

EPC Rating - D

Council Tax Band - D

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GROSS INTERNAL AREA
 FLOOR 1: 1531 sq ft, 142.25 m²
 EXCLUDED AREAS: BALCONY: 132 sq ft, 12.26 m²
 TOTAL: 1531 sq ft, 142.25 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	









