



INGLEDEW COURT,
MOORTOWN, LEEDS,
LS17 8TP

£130,000

2 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

****INVESTORS ONLY**** Offered to the market is this third floor two double bedroom apartment situated in this highly popular and sought after residential development. An early inspection is most strongly advised and will reveal light and spacious accommodation briefly comprising; A well maintained communal area with stairs and lift giving access to the second floor, private reception hall with access through to a light and spacious living/dining room boasting far reaching views. A superb fitted kitchen with integrated hob and oven and plumbing for washing machine, house bathroom and two double bedrooms both featuring fitted wardrobes. The property further benefits from under floor heating throughout, PVCu double glazing and residents parking (at additional cost). Ingledew Court is conveniently situated near to an array of extensive local amenities in Roundhay, and Moortown which offer superb facilities including local shops, bars, restaurants and street cafes on Street Lane. Moor Allerton retail Park with Sainsbury's supermarket is close by as well as a Marks and Spencers food store located in Moortown. There are good local transport links providing access into Leeds City centre and surrounding areas with the Ring Road close by for those requiring access to motorway networks at Wetherby or for links to Bradford, York and Harrogate.

GROUND FLOOR

COMMUNAL ENTRANCE

Entrance door with lift and staircase leading to all floors.

THIRD FLOOR

ENTRANCE HALL

Access to all rooms, storage cupboard and under floor heating.

LOUNGE/DINING ROOM 18'7" X 18'9" (5.66 X 5.72)

Double glazed windows to front, telephone point, television point, under floor heating and wall light points.

BREAKFAST KITCHEN 9'1" X 7'6" (2.76 X 2.28)

Fitted wall and base units with work surfaces over, sink unit, built in electric oven and hob with extractor hood over, space for washing machine, cupboard housing hot water tank, under floor heating and tiled walls.

BEDROOM ONE 9'0" X 12'7" (2.74 X 3.84)

Double glazed windows to front, fitted wardrobes and under floor heating.

BEDROOM TWO 9'1" X 12'7" (2.76 X 3.84)

Double glazed windows to rear, fitted wardrobes and under floor heating.

BATHROOM

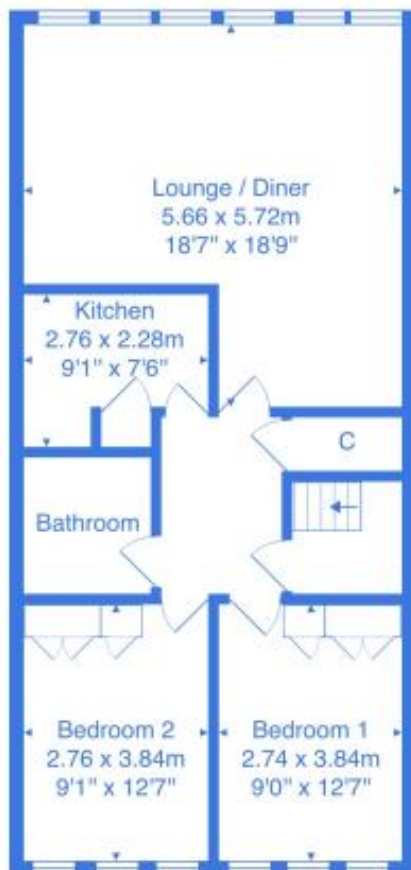
White three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled walls and under floor heating.

OUTSIDE

COMMUNAL GARDEN

Lawned area with off street parking available at additional cost.





Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	67	74	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: Please note that images used are from prior to the current tenancy. We are advised of a 999 year lease commencing in October 1982. There is a peppercorn ground rent charge and a month

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.