



CORNERSTONE

93 Ingledew Court, Moortown, Leeds, LS17 8TY



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93 Ingledew Court

Guide Price £142,500

Cornerstone are delighted to present this exceptional opportunity to acquire a spacious two-bedroom apartment on the top floor (6th floor), boasting breathtaking far-reaching views, located in the highly coveted area of North Leeds.

The property comprises an entrance hall, large open plan living space comprising the sitting room & raised dining area. This incredible open plan space has full width windows with the most enviable south facing views over Leeds and beyond. The kitchen is accessed from the hall and has an arch is present - which looks into the dining area. The apartment has two large bedrooms, a bathroom and a storage cupboard accessed from the hallway. A large separate storage cupboard is also located outside the apartment and accessed from the communal hallway/corridor. The building has: two lifts, residents parking, permit parking, garages that can be rented (we are informed there is a waiting list currently), an onsite launderette and well tended communal gardens.

The property's location is ideal, with it being near plenty of local shops, pubs and restaurants. It is also perfect for the daily commuter into Leeds City Centre, Harrogate and the motorway network can be also be accessed with relative ease.

An early viewing is recommended to appreciate this spacious apartment at a great price in a great location.

Apartment Hall

The hallway is decorated in neutral and modern tones. It leads to the kitchen, living area (comprising the sitting and dining room), two double bedrooms, the bathroom and a good size storage cupboard.

Sitting & Dining Room

A spacious open plan living area comprising a sitting & dining room. This open plan space is split level and has neutral decor with coving to the ceiling and a feature fireplace. This space has windows the full width of the apartment -boasting the most amazing south facing view out towards, over and beyond Leeds.

Kitchen

Accessed from the hall, the kitchen comprises ample lower and upper level cupboards with a contrasting worktops and tiled splash backs. The kitchen utilities comprise a stainless steel sink with drainer, integrated oven, space for a free standing fridge freezer and space for a washing machine. An arch looks out into the dining area.

Principal Bedroom

A spacious bedroom that is neutrally decorated. A large double glazed window exists with fantastic far reaching views.

Double Bedroom Two

A spacious bedroom that is neutrally decorated with fitted wardrobes. Again, a large double glazed window exists with far reaching views.

Bathroom

A tiled bathroom with inset spot lights. The bathroom comprises a bath with a shower over, pedestal wash basin and a toilet.

Communal Gardens & Parking

Secure parking is located at the front of the development. Further parking is found to the rear of the development along with a number of garages. The communal gardens are well tended offering long lawns, lovely borders and woodland areas with seating.

TENURE - LEASEHOLD - Term 999 years from 1st October 1982.

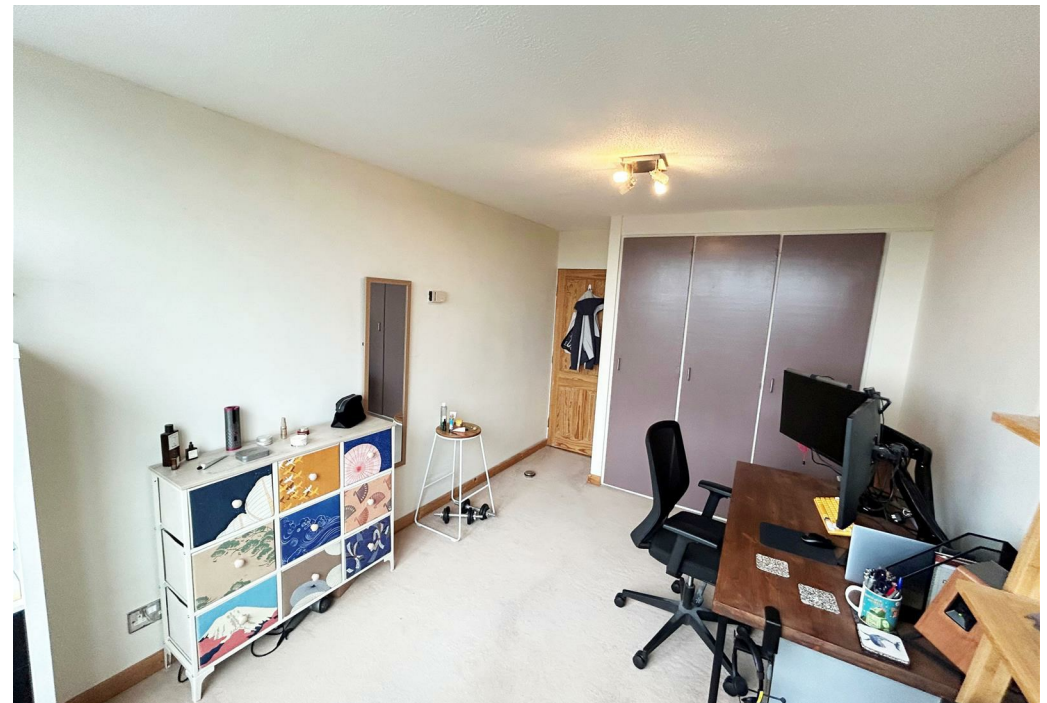
Service Charge & Buildings Insurance - £140.00 per month.

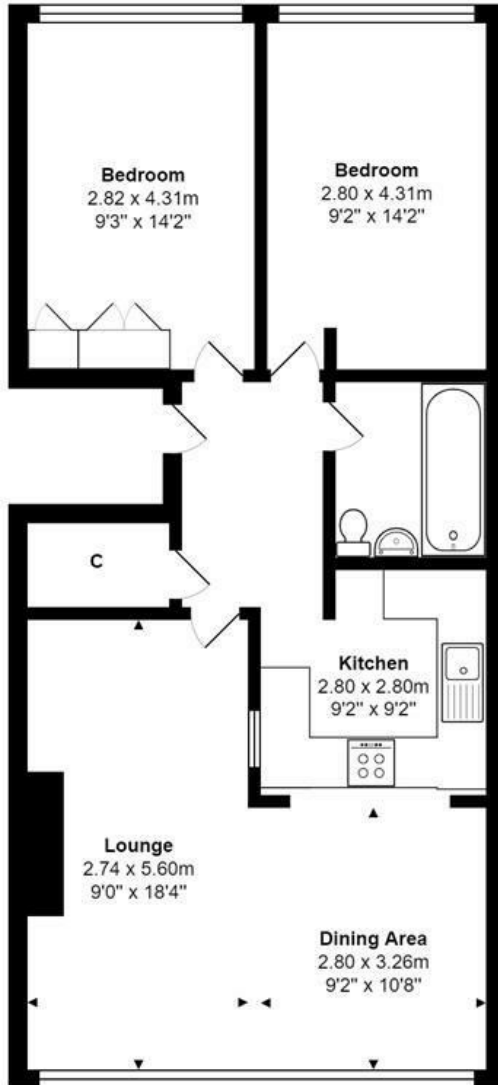
Ground Rent - £0.00 - Peppercorn.

Council Tax Band B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.





Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only

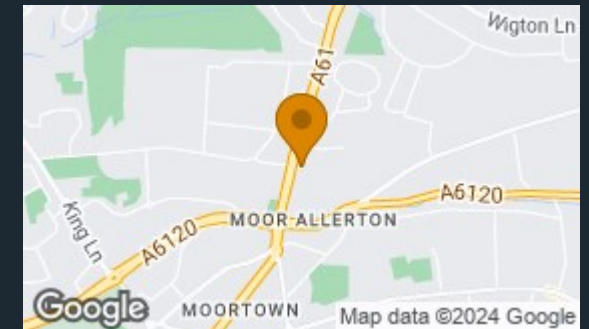
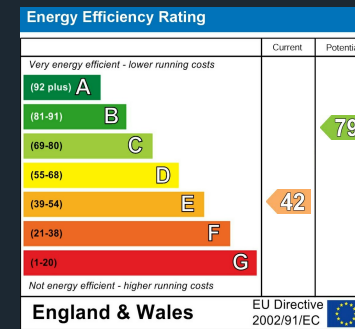
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk