

# 51 The Moorlands, Shadwell Lane, Leeds, LS17 8AB











# 51 The Moorlands

## £135,000

Cornerstone are pleased to present for sale this beautifully presented ground-floor one-bedroom flat, featuring a charming semi-open plan kitchen, dining area, and sitting room.

The flat is situated in a fantastic development just off Shadwell Lane, offering well-maintained grounds with plenty of green space. It also provides off-road parking on a first-come, first-served basis. Located in a desirable and popular residential area, the property is within walking distance of Street Lane and Moortown Corner.

This location boasts excellent transport links, with a regular and fast bus service to Leeds and the surrounding suburbs. A bus stop is conveniently located just a short walk from the property.

\*Please note this property is tenanted and the current marketing photos were taken before the tenant moved in\*

### COMMUNAL AREA

The flat is accessed through the ground-floor communal area, which can be reached from both the front and rear of the building. A charming timber door provides entry into the flat.

### ENTRANCE VESTIBULE

Upon entering from the communal area, you step into an entrance vestibule, which features a large storage cupboard. A second door then leads into the semi-open plan sitting room and kitchen diner.

### SITTING ROOM

The sitting room is primarily open-plan with the kitchen diner, creating a spacious and airy feel. It is decorated in modern tones and features a large double-glazed window that fills the room with natural light, complete with fitted blinds. A stylish wood-effect floor runs throughout.

### KITCHEN DINER

The kitchen is beautifully designed, featuring ample gloss white cupboards with a contrasting worktop and metro-tiled splashbacks. It is well-equipped with a stainless steel sink and drainer (with a large double-glazed window and fitted blinds above), a washing machine, an integrated oven, a hob with an extractor above, and a freestanding fridge freezer. The kitchen diner is decorated in modern tones and has a stylish tiled floor.



## HALLWAY

A neutrally decorated hallway, featuring convenient storage cupboards, is accessed from the sitting room/kitchen diner. The hallway leads to both the bedroom and the bathroom.

## BEDROOM

The spacious bedroom is decorated in modern tones and features a lovely wood-effect floor. A large double-glazed window with fitted blinds allows plenty of natural light. The room comes fully furnished with a bed frame, mattress, two wardrobes, and a chest of drawers.

## BATHROOM

The stunning bathroom is fully tiled and features a large corner shower enclosure, a wash basin set above a vanity cupboard, a toilet, and a chrome towel radiator.

## LARGE EXTERNAL STORAGE CUPBOARD.

Located on the same floor as the flat, a large external storage cupboard offers handy, additional storage space.

## IMPORTANT INFORMATION

TENURE - Leasehold.

956 Years Remaining on Lease

Ground Rent - £25 a year

Service Charge - £1,200 a year

Council Tax Band A

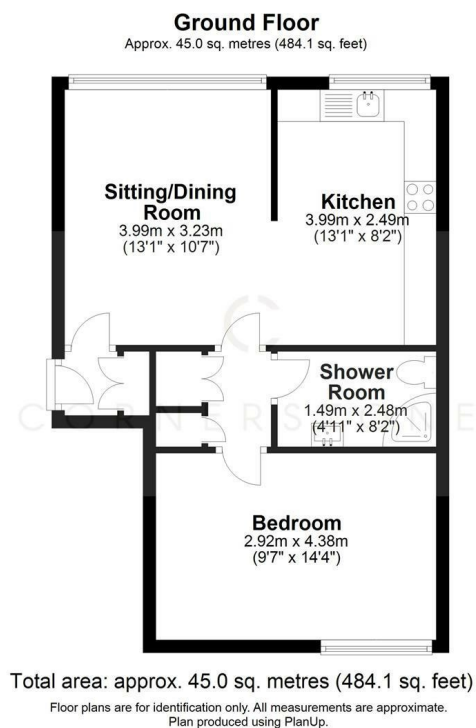
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2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check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

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



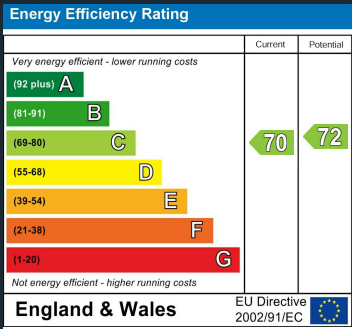


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