



23 Cavendish Mews, Alwoodley, LS17 7AA



Key Features

- Beautifully refurbished first floor apartment
- Hallway with stylish hard flooring
- Contemporary kitchen by Kreativ Kitchens
- Bright living/dining room with bay window
- Two spacious double bedrooms
- Two shower rooms with Porcelanosa fittings
- Secure intercom entry system
- Single garage and access to communal parking
- Set within attractive, well maintained grounds
- No onward chain



A beautifully refurbished two double bedroom first floor apartment, with a single garage, set in well maintained communal grounds.





This beautiful apartment is approached via an intercom system, communal hallway and a staircase to the first floor. Within the apartment is a generous hallway, with contemporary hard flooring, with double glass panelled doors leading to the living/dining room which is flooded with natural light from the bay window. The kitchen, by Kreativ Kitchens, has been recently fitted with contemporary units and complimenting work surfaces. There are a range of integrated appliances including a Quooker boiling water tap, a Siemens microwave/oven and induction hob. There is also a fridge/freezer, washing machine and a breakfast bar.

Across the hallway is storage cupboard and a modern fully tiled shower room with Porcelanosa fittings. There are two spacious double bedrooms, both recently recarpeted, one of which has an ensuite shower room with Porcelanosa fittings.

Externally, the property benefits from a single garage, which is accessed across the communal parking area. The communal grounds are particularly well maintained with grassed areas and some paved patio areas.

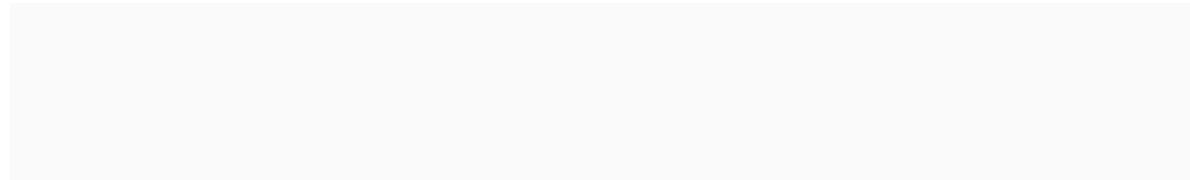
The property is located in the heart of Alwoodley, a sought-after location in North Leeds. Alwoodley is an ideal choice for families who those to take advantage of the many facilities that the area has to offer. This exclusive suburb provides easy access to several top golf courses, David Lloyd sports club and Eccup reservoir. Leeds City Centre, Harrogate and Wetherby are also easily accessible, as well as Leeds Bradford International Airport. Further amenities of Moortown Corner are just a mile away.

We have been advised by our vendor that there are approximately 991 years remaining on the lease and there is an annual service charge of £2056.55 per annum.

SERVICES: We are advised that the property has broadband, mains water, electricity and drainage.

The information in relation to the length of lease, service charge and ground rent has been confirmed by our vendors. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

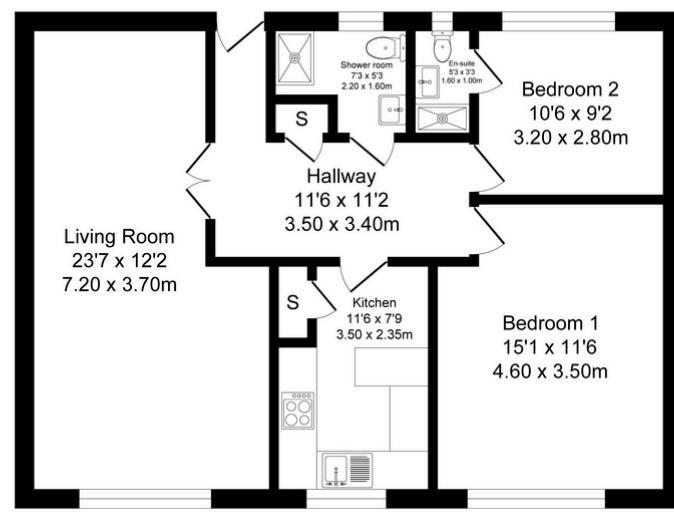




23 Cavendish Mews Alwoodley Leeds

Total Approx. Floor Area 766 Sq.ft. (71.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82-100)	B		
(71-91)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2010/31/EU	EU Directive 2010/31/EU

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82-100)	B		
(71-91)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2010/31/EU	EU Directive 2010/31/EU

Tenure Type: Leasehold
Council Tax Band: D
Council Authority: Leeds City Council