



4 Fairfield Court, Alwoodley  
£235,000

NO ONWARD CHAIN - FANTASTIC VALUE FOR SUCH AN AMAZING AREA - A UNIQUE OPPORTUNITY - IDEAL FOR A DOWN SIZING SINGLE OR COUPLE - IMMACULATE - FULLY RENOVATED TO A HIGH STANDARD TWO BEDROOM - TWO BATHROOM GROUND FLOOR APARTMENT - OPEN PLAN LIVING/DINING AREA WITH BRAND NEW KITCHEN & INTEGRATED APPLIANCES - PARKING - EXCELLENT LOCATION ON BUS ROUTE TO HARROGATE/LEEDS & SURROUNDING AREAS - 999 YEAR LEASE - NEW BOILER - PATIO DOORS OPENING ONTO BEAUTIFUL GROUNDS - BRAND NEW BATHROOMS - MASTER BEDROOM WITH BRAND NEW EN-SUITE

This spacious two bedroom, ground floor apartment that has been fully modernised, ready for someone to move into. With brand new gas central heating boiler the property briefly comprises: Spacious entrance hall with storage. Contemporary brand new flooring right throughout the apartment. The living/dining/sitting area has a brand new kitchen with integrated appliances, a central island and double doors onto the grounds. This gorgeous space is ideal for entertaining. The luxury doesn't stop there, the bathroom has been thoughtfully planned with a large luxurious stand-alone bath with a white wc and basin. The master bedroom is a well-proportioned room with another shower room again tastefully renovated. The second bedroom is a well proportioned double with storage. There is off street parking available. There are communal grounds surrounding the property.

### AREA GUIDE

Superbly located in this enclave of executive apartments in Alwoodley, within walking distance to Moortown corner's shops and restaurants, Post office, Hair dressers, Marks and Spencer food Hall and many more. Close to excellent transport links into the city centre and Harrogate.

### EPC RATING

TBC

### LEASEHOLD

999 YEAR LEASE  
£100 PER MONTH MANAGEMENT CHARGE  
£150 GROUND RENT

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in  
England 8067460

**Floor Plan**  
Approx. 74.1 sq. metres (797.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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