



Flat 9 High Moor Apartments, Moortown
£189,995

FANTASTIC LOCATION WITHIN WALKING DISTANCE TO MOORTOWN CORNER & STREET LANE'S AMENITIES - MODERN - SPACIOUS - TWO BEDROOM - TWO BATHROOM TOP FLOOR APARTMENT - MASTER BEDROOM WITH ENSUITE - OPEN PLAN DINING/LIVING/WORK FROM HOME AREA - SEPARATE FITTED KITCHEN WITH INTEGRATED APPLIANCES - LONG LEASE - GAS TADO SMART HEATING - BOILER SERVICED MAY 2025 - FULL SATISFACTORY EICR COMPLETED MAY 2025 - GARAGE

An internal viewing is essential on this fabulous apartment briefly comprises: Entrance on the ground floor, stairs to the first floor apartment entrance. With gas central heating and double glazing this property is a bright and airy property. The open plan living/dining area has a great work from home/office area and two large windows to the front and a Velux to the back. separate fitted kitchen. The master bedroom is a large bedroom with an en-suite shower room with white suite, bathroom with bath. The second bedroom is a well proportioned double. There is extensive storage in the eaves. The property has a garage with power and parking to the front of the garage. There is also on street parking. There is a boarded loft for storage - EPC RATING C - VIDEO TOUR AVAILABLE

AREA GUIDE

In this quiet street in the heart of Moortown, the property has the benefit of being within walking distance of the shopping facilities at Moortown and the numerous bars and eateries on Street Lane and

Moortown corner.

David Lloyd Leisure Club and numerous championship quality golf courses are also within the vicinity. The property is close to several North Leeds golf clubs and is served by excellent commuting links to Leeds city centre, Harrogate, York or the Motorway network to London.

COUNCIL TAX BAND BAND B

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

EPC RATING C

LEASEHOLD

999 YEARS - 975 REMAINING

GROUND RENT - £100 PER ANNUM

The service charge has not been demanded the last couple of years as the insurance was paid in advance as works, that fall within the freeholders repairing obligations, have not been required.



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PARKING

The parking at the property has a garage with parking to the front of the garage

WATER METER

There is a water meter in the property

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.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

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

PROPERTY CONSTRUCTION

The property is standard construction

SEWERAGE

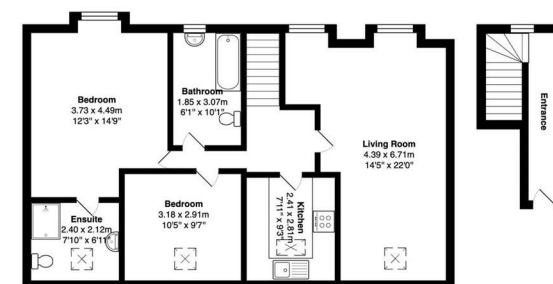
THE PROPERTY IS MAINS CONNECTED

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Ground Floor

Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only

