



**4 Cedar Court, Harrogate Road, Moortown, Leeds, LS17 6DN**  
**Chain Free - Guide Price £250,000 to £260,000**

Guide price £250,000 to £260,000. NO CHAIN - Offering beautifully presented and newly renovated interiors. This is a superb, spacious three bedroom first floor, readily-available, luxury apartment set in delightful gardens. Conveniently located in the heart of Moortown. Fully uPVC double glazed, modern electric heating, EPC rating D.

Accommodation includes a private entrance with stairs to the first floor, a central hallway with loft access for additional storage, a fine lounge with solid fuel stove opening to the dining room, modern fitted kitchen. Two double-sized bedrooms with built in wardrobes and a single versatile third bedroom. Deluxe bathroom with bathtub and walk-in shower cubicle. There are spacious lawned and stocked gardens, parking for two cars and a garage. 900+ year lease and share of freehold. The property is well located central to Moortown amenities and offers great road and bus links to Leeds City Centre and North Yorkshire along the No 36 bus route.

## FITTED KITCHEN

9'2" max x 11'1" (2.8 max x 3.4)



Range of fitted units of gloss doors and front with polished wooden surfaces, plumbed for washing machine, integrated dishwasher, inset sink with drainer, built in oven with 4-ring hob and extractor hood above, serving hatch to the dining room, ceramic splash back tiling, ceramic tiled floor, electric convection radiator, uPVC double glazed window

## GROUND FLOOR

Steps on the ground level leading to secure door into

## STAIRWAY LOBBY

Staircase up to the first floor. Door to

## HALLWAY



Solid oak flooring, airing cupboard containing 210 litre immersion hot-water cylinder (installed in 2016), ceiling hatch access with pull-down steps to boarded loft, electric convection radiator

## OPEN PLAN L-SHAPED LOUNGE & DINING ROOM



Comprising

## LOUNGE

16'0" x 14'5" (4.9 x 4.4)



uPVC double glazed window to the front, feature cast-iron solid fuel heater, electric convection radiator, solid oak flooring. Opening to

## DINING ROOM

11'1" x 7'10" (3.4 x 2.4)



Solid oak flooring, uPVC double glazed window, electric convection radiator, serving hatch to the kitchen



### BEDROOM 1

16'0" x 11'1" (4.9 x 3.4)



uPVC double glazed window to the front, built in wardrobes with sliding doors, electric convection radiator

### BEDROOM 2

12'9" x 11'1" (3.9 x 3.4)



uPVC double glazed window to the rear, built in wardrobes with sliding doors, electric convection radiator

### BEDROOM 3

9'2" max x 6'10" (2.8 max x 2.1)



uPVC double glazed window, electric convection radiator

### BATHROOM



Superb modern suite of curved bath, walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls and floor, heated towel rail, two uPVC double glazed windows

### OUTSIDE



Maintained lawned and stocked gardens to the front and spacious communal lawns to the rear. Car parking for two cars. Driveway to garage to the rear.

### OUTSIDE



## GARAGES



## TENURE

Leasehold apartment to include 25% share of the ownership of the Freehold (the remaining 75% is owned by the other 3 flat owners)

999 year lease from 1960 (approx 936 years remaining)

£1 per annum ground rent

Low monthly maintenance fee of £90 (fee amount decided by the owners)

## COUNCIL TAX

Band C

## NOTES

The apartment was fully redecorated in February 2023

The apartment underwent a thorough refurbishment in 2016 to include:

- new bathroom
- new kitchen
- new modern electric radiators installed (remotely controlled via App)
- wood burner fitted in the lounge
- total electrical rewire throughout
- new 210L unvented cylinder fitted for hot water (timer programmable)
- full width/height wardrobes fitted to two bedrooms

## HOW TO GET THERE

Cedar Court is approached from Harrogate Road by the driveway between No 466 & No 468 Harrogate Road

## VIEWINGS

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

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 08/09/2023 - 12/10/2023

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**First Floor**  
Approx. 94.8 sq. metres (1020.0 sq. feet)

