



35 Fairfield Court, Alwoodley, Leeds, LS17 8UA

Chain Free £220,000

**** NO CHAIN ** 900+ YEAR LEASE **** In immaculate condition and superbly located in this premier location off Harrogate Road, this excellent two double bedroom, second floor apartment is immediately available to purchase. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes security entry phone system, ground floor communal entrance with stairs to all floors, second floor landing to private entrance to No 35. Entrance foyer, hallway with cloak cupboard, fine lounge, fitted breakfast kitchen, master bedroom with private views over recreation ground and built in wardrobe and en-suite shower room, second double bedroom with private views and built in wardrobe, main bathroom. Private secure garage, shared parking and maintained grounds.

GROUND FLOOR

Communal entrance with security entry into

COMMUNAL HALLWAY

Staircase to the upper floors

SECOND FLOOR LANDING

Door to No 35

ENTRANCE FOYER

HALLWAY

Cloak cupboard, airing cupboard with water immersion cylinder, central heating radiator

LOUNGE

12'5" x 16'8" (3.8 x 5.1)



Two uPVC double glazed windows to the front, two central heating radiators

LOUNGE



LOUNGE



BREAKFAST KITCHEN

11'1" x 10'9" (3.4 x 3.3)



Range of fitted units with corresponding work tops, inset 1.5 bowl sink with mixer tap and drainer, built in pyrolytic oven, induction hob with extractor above, integrated appliances include dishwasher, washer/dryer, fridge and freezer, cupboard housing gas central heating boiler, uPVC double glazed window, central heating radiator

BREAKFAST KITCHEN



MASTER BEDROOM

Comprising

BEDROOM

12'9" x 9'10" (3.9 x 3.0)



Built in wardrobe, central heating radiator, uPVC double glazed window with private views overlooking recreation grounds to the rear. Door to

EN-SUITE SHOWER ROOM

6'6" x 5'6" (2.0 x 1.7)



Walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls

BEDROOM 2

10'2" x 9'10" (3.1 x 3.0)



Built in wardrobes, central heating radiator, uPVC double glazed window with private views overlooking recreation grounds to the rear

BATHROOM

8'2" x 6'6" (2.5 x 2.0)



Panelled bath with hand shower, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, central heating radiator

OUTSIDE

Maintained grounds, shared parking



GARAGE



Private secure garage adjacent to the apartment with up and over door and parking space in front

TENURE

Leasehold - 999 years from 1993 (approx 969 years remaining)
Ground rent - currently £88.59 per annum
Service charge - currently £1200 per annum

COUNCIL TAX

Band D

HOW TO GET THERE

Fairfield Court is situated directly on Harrogate Road, midway between Wigton Lane and the Lord Darcy public house; opposite Sandmoor Drive

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.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

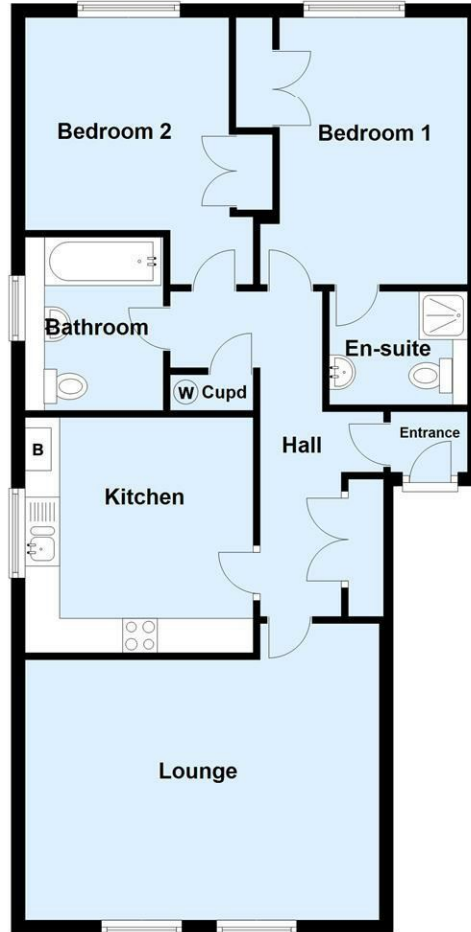
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Second Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



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