



1 Balmoral House 503 Harrogate Road, Alwoodley, Leeds, LS17 7DE

Chain Free £250,000

!! 190+ YEAR LEASE WITH ZERO GROUND RENT & NO CHAIN !!

Premier location. Set in large grounds with doors onto a large terrace and located behind remote controlled gates in this sought after area. Close to the green belt of Harewood Estate, five miles from Leeds city centre and close to four nationally recognised golf courses and the David Lloyd Club.

This is a beautifully presented two bedroom, two bathroom ground floor apartment which briefly comprises video entry phone system, electric heating system, uPVC double glazing, EPC rating C. Accommodation includes entrance lobby, well-maintained entrance foyer, private hallway with spacious store room, open plan living room and quality fitted kitchen, master bedroom with en-suite shower room and built in wardrobes, second bedroom with wardrobe, main bathroom with bath tub and shower cubicle. Secure allocated and visitor parking and large lawned communal grounds to the rear.

GROUND FLOOR

Remote controlled gates to the grounds and secure parking area

ENTRANCE FOYER



Well maintained interiors and stairs to upper floors. Private door to apartment No 1

HALL

Wood panelled floor, electric convection heater

STORE ROOM

6'6" x 6'2" (2.0 x 1.9)

Spacious store room with electric water immersion cylinder

OPEN PLAN LOUNGE & KITCHEN



Comprising

LOUNGE

17'4" x 12'1" (5.3 x 3.7)



uPVC double glazed double doors leading out to the front patio, two electric convection heaters, uPVC double glazed window to the side

FITTED KITCHEN

11'9" x 6'6" (3.6 x 2.0)



Well presented range of fitted units of wood effect doors and fronts with black polished granite work tops. Integrated units include fridge, freezer, washing machine, dishwasher, oven and hob with extractor above, stainless steel 1.5 bowl sink with mixer tap and drainer, ceramic tiled walls



FITTED KITCHEN



EN-SUITE SHOWER ROOM

5'10" x 5'10" (1.8 x 1.8)



OPEN PLAN LOUNGE & KITCHEN



White suite of walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled floor and part ceramic tiled walls, heated towel rail

BEDROOM 2

7'6" x 12'1" (2.3 x 3.7)



MAIN BEDROOM SUITE

Comprising

BEDROOM

16'0" max x 10'9" (4.9 max x 3.3)



Electric convection heater, built in wardrobes, uPVC double glazed window

Built in wardrobes, electric convection heater, uPVC double glazed window



BATHROOM

10'9" x 5'10" (3.3 x 1.8)



White suite of panelled bath, walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled floor and part ceramic tiled walls, heated towel rail

OUTSIDE



Secure parking space and visitor parking behind remote controlled gates, maintained grounds, excellent rear paved terrace adjoining large lawned area

TENURE

Leasehold

Service charge - currently £528.15 per quarter

COUNCIL TAX

Band D

HOW TO GET THERE



Balmoral House is situated on Harrogate Road midway between Sandmoor Drive and Sandmoor Avenue

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

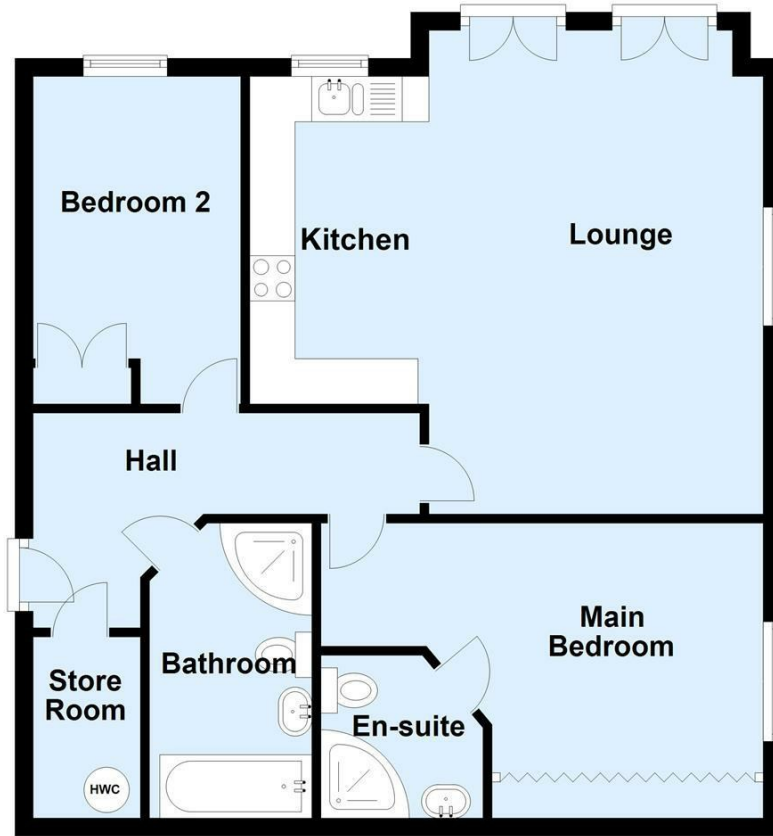
| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



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