



15 The Moorings, Harrogate Road, Alwoodley, Leeds, LS17 8EN

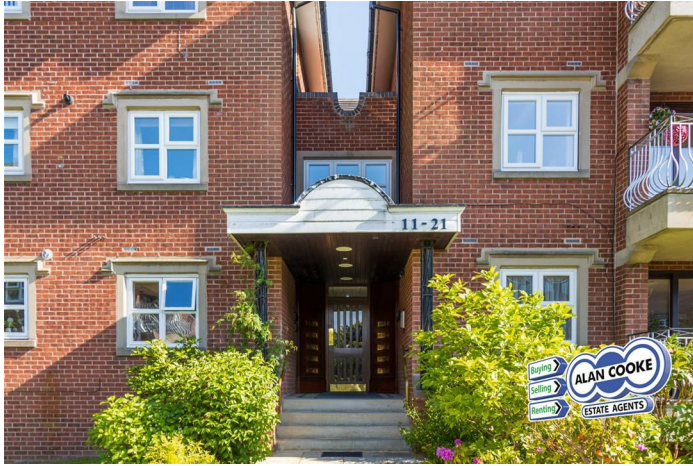
Chain Free £400,000

No Chain - Offering one of North Leeds most exclusive residential addresses, this is a two bedroom, two bathroom ground floor apartment with balcony; now requiring some updating, it offers excellent potential to be a luxurious home. With a high level of security including video entry phone system and electronically opened main gates the apartment briefly comprises gas central heating system, double glazing, lobby, reception hall, spacious open lounge/dining room with balcony, fitted breakfast kitchen, master bedroom with wardrobes and en-suite recent bathroom, second bedroom with wardrobes and en-suite shower room. Maintained grounds and secure underground garage. EPC rating C.

GROUND FLOOR

Steps up to

COVERED ENTRANCE FOYER



Security video entryphone to

COMMUNAL RECEPTION



Well maintained all carpeted interiors. Internal access to elevator and stairs to the basement garage and upper floors. Private door to apartment No 15

ENTRANCE LOBBY

Coving

UTILITY ROOM

Versatile cloak room, plumbed for washing machine

RECEPTION HALL



Central heating radiator, cloaks cupboard, coving

SPACIOUS OPEN PLAN LIVING & DINING ROOM

23'11" x 16'8" max (7.3 x 5.1 max)



Three double central heating radiators, coving, two sliding double glazed doors leading to the balcony

SPACIOUS OPEN PLAN LIVING & DINING ROOM



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FITTED BREAKFAST KITCHEN

11'1" x 10'5" (3.4 x 3.2)



Range of units with gloss white doors and dark grey work tops, integrated fridge, freezer, oven, hob, microwave, extractor and dishwasher, cupboard housing gas-fired combi water and central heating boiler, ceramic tiled walls, double central heating radiator, cupboard, double glazed window

LARGE BALCONY

17'4" x 6'2" (5.3 x 1.9)



Iron railing surround

LARGE BALCONY



BEDROOM 1

17'4" max x 10'9" (5.3 max x 3.3)



Generous range of built in wardrobes, dressing table, double central heating radiator, double glazed window, coving, inset lighting



EN-SUITE BATHROOM

9'6" x 8'10" max (2.9 x 2.7 max)



White suite of panelled bath with hand shower, vanity wash basin, low WC, bidet, wall tiling, inset lighting, double central heating radiator

EN-SUITE SHOWER ROOM

6'2" x 5'6" (1.9 x 1.7)



Walk-in shower cubicle, pedestal wash basin, low WC, completely wall tiled, central heating radiator

BEDROOM 2

12'9" x 9'2" (3.9 x 2.8)



Built in wardrobes and drawers, double central heating radiator, double glazed window

BASEMENT GARAGE



Allocated parking bay in maintained underground parking floor accessible via remote controlled door and via lift/stairs to the upper floors. Private spacious store cupboard

OUTSIDE



Maintained grounds, automatic remote controlled high entry gates with video entryphone



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Leasehold - 125 years from 1988 (approx 89 years remaining)
Ground rent & service charge combined is currently £3827.76 per annum

COUNCIL TAX

Band F



HOW TO GET THERE

The Moorings are allocated on the south-bound side of the A61 Harrogate Road, adjacent to the Lord Darcy public house

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

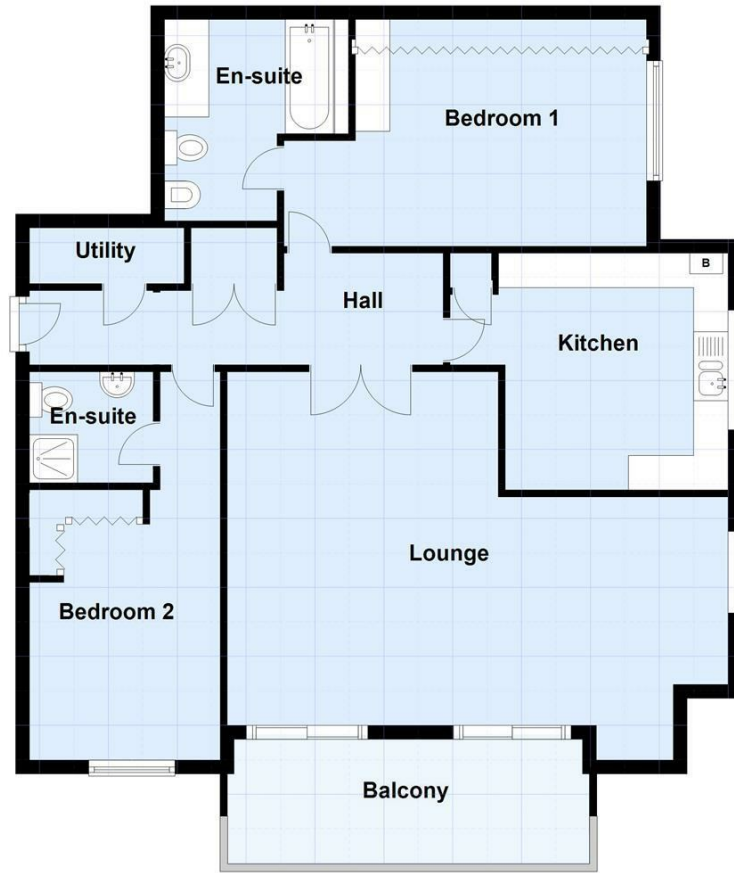
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor
Approx. 95.5 sq. metres (1028.3 sq. feet)



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