



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

Chain Free £420,000

NO CHAIN - Having truly inspirational private balcony views over recreations grounds, this is a unique opportunity to purchase a really exceptional luxury apartment in this highly regarded secure development off Harrogate Road.

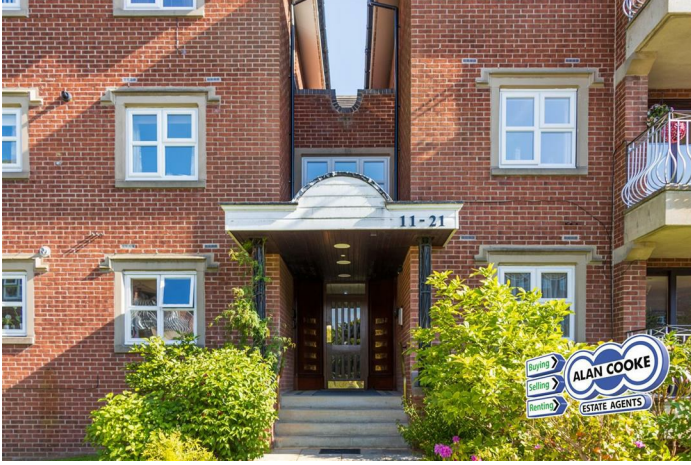
Accommodation includes video entryphone system, electronically opened main gates, gas central heating system, double glazing, lobby, reception hall with guest WC, spacious open lounge/dining room with superb private balcony overlooking playing fields, fitted breakfast kitchen, master bedroom with wardrobes and en-suite bathroom, second bathroom with wardrobes and en-suite shower room. Maintained grounds, secure underground garaging. EPC rating C.

The complex benefits from a permanent on-site caretaker ensuring all aspects of interior and grounds maintenance is immediately attended to.

GROUND FLOOR

Steps up to

COVERED ENTRANCE FOYER



Security video entryphone to

COMMUNAL RECEPTION

Well-maintained and regularly cleaned interiors, all carpeted. Internal access to elevator and stairs to the basement garage and upper floors

FIRST FLOOR

LANDING

Private door to apartment no 17

ENTRANCE LOBBY

Coving

RECEPTION HALL



Central heating radiator, cloaks cupboard, coving

GUEST WC

Low WC, pedestal wash basin

SPACIOUS OPEN PLAN LIVING & DINING ROOM

22'11" x 16'8" max (7.0 x 5.1 max)



Accessed via glazed double doors and enjoying private views over the recreation grounds. 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 13'5" max (3.4 x 4.1 max)



Range of units with wood doors and fronts and corresponding work tops, integrated fridge/freezer, built in double oven, electric hob with extractor above, plumbed for dishwasher and washing machine, store cupboard, wall mounted gas-fired combi water and central heating boiler, ceramic tiled walls, double central heating radiator, south facing double glazed window

LARGE BALCONY

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



East facing private aspect over recreation grounds, iron railing surround

BEDROOM 1

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



Generous range of built in wardrobes, double central heating radiator, double glazed window with private aspect over playing field

LARGE BALCONY



EN-SUITE BATHROOM

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

Panelled bath, vanity wash basin, low WC, wall tiling, central heating radiator, store cupboard



BEDROOM 2

16'8" max x 10'9" (5.1 max x 3.3)



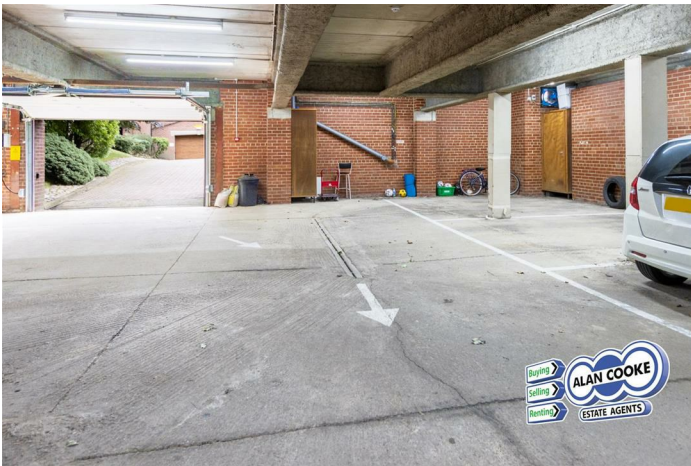
Built in wardrobes, double central heating radiator, double glazed window

EN-SUITE SHOWER ROOM

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

Walk in shower cubicle, pedestal wash basin, low WC, central heating radiator

BASEMENT GARAGE



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

OUTSIDE



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

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Leasehold - 248 years remaining
 Ground Rent - Nil
 Service Charge - Currently £3827.76

COUNCIL TAX

Band F

HOW TO GET THERE

The Moorings is located 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

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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	



