



95 Ingledew Court, Alwoodley, Leeds, LS17 8TY

Chain Free £150,000

NO CHAIN - A presentable two bedroom, fourth floor apartment with south facing views is available to purchase.

Fully uPVC double glazed, EPC rating C. 956 Year Lease.

Accommodation includes communal entry with security entryphone, lift to fifth floor gallery with stairs leading down to the fourth floor. Well maintained communal hallways, private door to No 95. Spacious L-shaped living/dining room with south facing aspect, fitted kitchen with plumbing for appliances. Two double bedrooms with built in wardrobes, recently installed modern white shower suite. Secure storage room. Shared parking is available and secure garages may be rented from the management company. There is also an on-site launderette available for use by residents. The apartment is prominently located just off Leeds Ring Road, offering great travel links to North Leeds and the city centre and is in walking distance to local shops, supermarkets and amenities.

GROUND FLOOR

Security entryphone, staircase and elevator access to the

FIFTH FLOOR

Communal hallway, steps leading down to the

FOURTH FLOOR

Access to apartment No 95. Spacious secure storage cupboard

ENTRANCE HALL

Store room

L-SHAPED LIVING/DINING ROOM

18'8" x 10'9" plus 9'6" x 7'10" (5.7 x 3.3 plus 2.9 x 2.4)



Enjoy south-facing aspect with long views. uPVC double glazed windows, two electric storage heaters, hatch opening to the kitchen

L-SHAPED LIVING/DINING ROOM



L-SHAPED LIVING/DINING ROOM



L-SHAPED LIVING/DINING ROOM



KITCHEN

9'2" x 9'10" (2.8 x 3.0)



Range of fitted units with corresponding work tops, plumbed for washing machine, plumbed for dishwasher, 1.5 bowl sink with mixer tap and drainer, built in oven, electric hob and extractor hood



BEDROOM 1

14'1" x 9'2" (4.3 x 2.8)



uPVC double glazed window, built in wardrobes, electric storage heater

BEDROOM 2

14'1" x 9'2" (4.3 x 2.8)



uPVC double glazed window, built in wardrobes, electric storage heater

SHOWER ROOM



Modern and well presented white suite of walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls, heated towel rail

OUTSIDE

Two elevators are accessible from the entrance lobby; one at the Harrogate Road end and one at the Sandringham Drive end of the building. Ground floor garages may be rented where available. Maintained grounds

TENURE

Leasehold - 999 years from 1982 (approx 956 years remaining)
Ground rent - Peppercorn
Service charge - Currently £2100 per annum

COUNCIL TAX

Band B

AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted

HOW TO GET THERE

Ingledeew Court is approached from Harrogate Road, just opposite the Water Tower, or by car from Sandringham Gardens, Sandringham Approach and then Sandringham 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

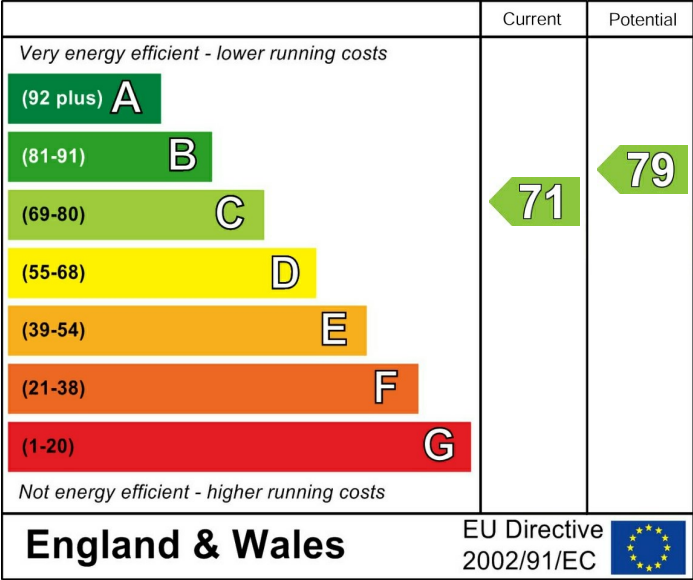
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating



Fourth Floor

Approx. 70.8 sq. metres (761.9 sq. feet)

