



**61 Ingledew Court, Alwoodley, Leeds, LS17 8TP**

**£152,000**

A presentable two bedroom 1st floor apartment is available to purchase. Fully uPVC double glazed, EPC rating C. Accommodation includes communal entry with security entry phone system, lift to 2nd floor with stairs leading down to the 1st floor. Well maintained communal hallways, private door to No 61. Spacious L-shaped living/dining room with south facing aspect, recently fitted kitchen. Two double bedrooms with built in wardrobes, white bathroom suite. Secure storage room.

Shared parking is available and secure garages, if available, may be rented from the management company. The apartment is prominently located just off Leeds Ring Road offering great travel links to North Leeds and Leeds city centre and is within walking distance to local shops, supermarkets and amenities.



**GROUND FLOOR**

Security entry phone, staircase and elevator access to

**2ND FLOOR LANDING**

Spacious secure store cupboard, staircase leading down to the

**1ST FLOOR LANDING**

Access to apartment No 61

**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)



Enjoying south facing aspect, uPVC double glazed windows, fitted bookcase, wood effect laminate flooring, electric convection heater

**L-SHAPED LIVING/DINING ROOM**



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## L-SHAPED LIVING/DINING ROOM



## BEDROOM 2

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



uPVC double glazed window, built in wardrobes

## KITCHEN

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



Range of fitted units with corresponding work tops installed in 2022, plumbed for washing machine, stainless steel sink with Quooker tap and drainer, built in oven, hob and extractor hood

## BATHROOM



White suite of panelled bath with wall mounted electric shower, low WC, vanity wash basin, ceramic tiled walls

## BEDROOM 1

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



uPVC double glazed window, built in wardrobes

## OUTSIDE

Two elevators are accessible from the lobby. Ground floor garages may be rented where available. Resident caretaker, maintained grounds

## TENURE

Leasehold  
999 years from 1980 (approx 956 years remaining)  
Ground rent - Peppercorn  
Service charge - Currently £1680 per annum

## COUNCIL TAX

Band B

## HOW TO GET THERE

Ingledew Court is approached from Harrogate Road just opposite the Water Tower or by car from Sandringham Gardens 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.

## MEASUREMENTS

All measurements quoted are approximate.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.


## 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) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 71                         | 76  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



**First Floor**  
Approx 68.6 m<sup>2</sup> (738 ft<sup>2</sup>)

