



Maple Croft, Moortown Leeds LS17 6AN

welcome to

Maple Croft, Moortown Leeds

Call us today to arrange a viewing !! A well maintained ground floor apartment benefiting from two bedrooms, newly fitted kitchen and good sized living spaces in a quiet over 60's retirement complex. This apartment is offered to the market with many benefits, given its great location.



Dining Area / Living Room

11' 7" Max x 11' 7" Max (3.53m Max x 3.53m Max)

A generously sized living/dining space with plenty of natural light pouring in from windows at the front and rear of the property.

Kitchen

8' 1" Max x 8' 6" Max (2.46m Max x 2.59m Max)

The kitchen has been newly fitted offering wall and base units with new work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Bedroom

7' 1" Max x 12' 7" Max (2.16m Max x 3.84m Max)

A good sized double bedroom, offering fitted storage above the bed itself and shelving against the rear wall.

Bedroom Two

8' Max x 6' 1" Max (2.44m Max x 1.85m Max)

A single bedroom with space for free standing furniture.

Bathroom

The properties house bathroom benefits from a walk in shower and wall storage units by the sink basin. Separate toilet and fully tiled.



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Maple Croft, Moortown Leeds

- **GUIDE PRICE £110,000 - £120,000**
- Over 60's retirement apartment
- Close to all local amenities and transport links
- Ground floor accommodation
- Newly fitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106954 - 0023

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