









welcome to

Blackmoor Court, Leeds

A two-bedroom ground floor apartment in a desirable area of Alwoodley. Featuring a recently decorated bathroom and open plan living space, this property is ideal for first time buyers or those looking to downsize. Offered with no onward chain, we expect a lot of interest. Viewing highly advised.













Blackmoor Court Living/Dining Room

13' 8" Max x 9' 8" Max (4.17m Max x 2.95m Max) Enter through the hall into the living/dining area, offering open plan living, ideal for entertainment. With newly fitted carpets and single aspect windows.

Kitchen

8' 5" Max x 7' 6" Max (2.57m Max x 2.29m Max) The kitchen offers a separate space, inclusive of multiple wall and base units. Featured with an integrated cooker and electric hob and additional storage cupboard.

Bedroom One

12' 8" Max x 9' 7" Max (3.86m Max x 2.92m Max) A double bedroom with dual aspect windows. Ample floor space to accommodate any additional furniture and storage units. Carpeted flooring.

Bedroom Two

11' 3" Max x 6' 1" Max (3.43m Max x 1.85m Max) A single bedroom, with ample floor space and built in storage units. Carpeted flooring.

Bathroom

Recently decorated three piece suite, comprising of a WC, sink and bath with overhead shower. New radiator and shower.

External

To the external, there are communal gardens surrounding the complex. There is also a garage to accompany the apartment, ideal for storage.





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- **GUIDE PRICE £160,000 £170,000**
- Ground Floor Accommodation
- Communal Gardens
- Garage
- New Carpets and Doors

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

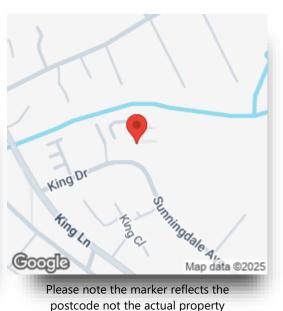
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000









view this property online williamhbrown.co.uk/Property/MRT107210



Property Ref: MRT107210 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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