



**Maple Croft, Moortown Leeds LS17 6AN**

**welcome to**

**Maple Croft, Moortown Leeds**

A beautifully presented first floor apartment benefiting from two bedroom in a quiet over 60's retirement complex. This charming apartment is offered to the market with no onward chain and also benefits from an extended lease.



### **Living Room**

19' 3" x 11' 4" ( 5.87m x 3.45m )

A generously sized living/dining space with plenty of natural light pouring in from windows on three aspects along with benefiting from views over the complex. This room is neutral decorated with a fitted carpet throughout.

### **Kitchen**

8' 2" x 7' 5" ( 2.49m x 2.26m )

Fitted with a range of base and wall units providing plenty of cupboard storage along with contrasting worktops over, benefiting from an oven and gas hob, washing machine, space for a fridge/freezer with a window to the rear aspect.

### **Bedroom One**

12' 4" x 7' 8" ( 3.76m x 2.34m )

A fantastically proportioned double bedroom benefiting from a range of fitted wardrobes, providing plenty of storage options. A large picture window to the front aspect fills this room with natural light.

### **Bedroom Two**

7' 8" x 6' 2" ( 2.34m x 1.88m )

A good size single bedroom with window to the front aspect and neutral decor.

### **Bathroom**

7' 5" x 6' 5" ( 2.26m x 1.96m )

The properties house bathroom benefits from being fully tiled with a heated towel rail and comprises of a bath with shower over and screen, low level flush WC and sink with vanity storage under.

### **Location**

Maple Croft is conveniently situated just off Harrogate Road nearby to many local amenities in Moortown, Chapel Allerton and Roundhay which offer superb facilities including local shops, bars, restaurants and street cafes. Moor Allerton Retail Park with Sainsbury's and Homebase is close by as well as Marks and Spencer's Food store located in Moortown itself. There are good local transport links

providing access into Leeds City centre and surrounding areas with the Ring Road close by for those requiring access to motorway networks.



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## Maple Croft, Moortown Leeds

- Extended Lease
- Over 60's Retirement Apartment
- Chain Free
- Close to all local amenities and transport links
- Two Bedrooms

Tenure: Leasehold EPC Rating: Awaiting

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.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106672 - 0005

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