

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ingledew Court

Shadwell, Leeds, LS17 8TY

Asking Price £155,000



Council Tax: B



# 103 Ingledew Court

Shadwell, Leeds, LS17 8TY

Asking Price £155,000



## Hallway

9'3" (max) - 6'0" (max) (2.82m (max) - 1.83m (max))  
Radiator.

## Store Room

6'6" (max) - 2'9" (max) (1.98m (max) - 0.84m (max))

## Living Kitchen Dining Room

20'9" (max) - 18'9" (max) (6.35m (max) - 5.72m (max))

## Kitchen Area

Central peninsula with breakfast bar, hob with extractor over, stainless steel sink with drainer, fan oven, fridge freezer, dish washer and a range of wall and base units.

## Living Dining Area

Radiator, door entry phone, built in desk office area and windows with fabulous long distance views over North Leeds.

## Master Bedroom

14'9" (max)- 9'3" (max) (4.50m (max)- 2.82m (max))  
Radiator and built in wardrobes.

## Bedroom Two

14'9" (max)- 9'3" (max) (4.50m (max)- 2.82m (max))  
Radiator and built in wardrobes.

## Bathroom

6'3" (max) - 6'0" (max) (1.91m (max) - 1.83m (max))  
Fully tiled walls and floor, bath with shower over, wash hand basin and w/c.

## Communal Gardens

Grassed lawns, mature trees, plants, bushes and flower beds.

## Storage Locker

Located in the communal area.

## Parking

Permit parking..

EXCELLENT MOVE IN READY APARTMENT – 6TH FLOOR – SUPERB LONG DISTANCE VIEWS - TWO DOUBLE BEDROOMS – OPEN PLAN KITCHEN LIVING DINING ROOM – PERMIT PARKING - SECURE ENTRY TO BUILDING – LIFT TO THE 2ND AND 5TH FLOORS – GREAT FIRST TIME BUYER OPPORTUNITY – IDEAL FOR A BUY TO LET INVESTOR

A great opportunity for first time buyers, buy to let investors or anyone looking for a move in ready property in great condition is this spacious two bedroom, sixth floor apartment with exquisite long distance views over north Leeds. Located in the always popular Ingledew Court in Alwoodley, the property is close to schools, shops, restaurants, cafes, parks, bars and transport links to name just some of the amenities close by. The building is set in well maintained communal ground with permit parking and possibility to rent a garage, externally. Internally, it briefly comprises; entrance hall, storage cupboard, open plan living kitchen dining room, two double bedrooms and house bathroom. Energy Rating – TBC



## Road Map



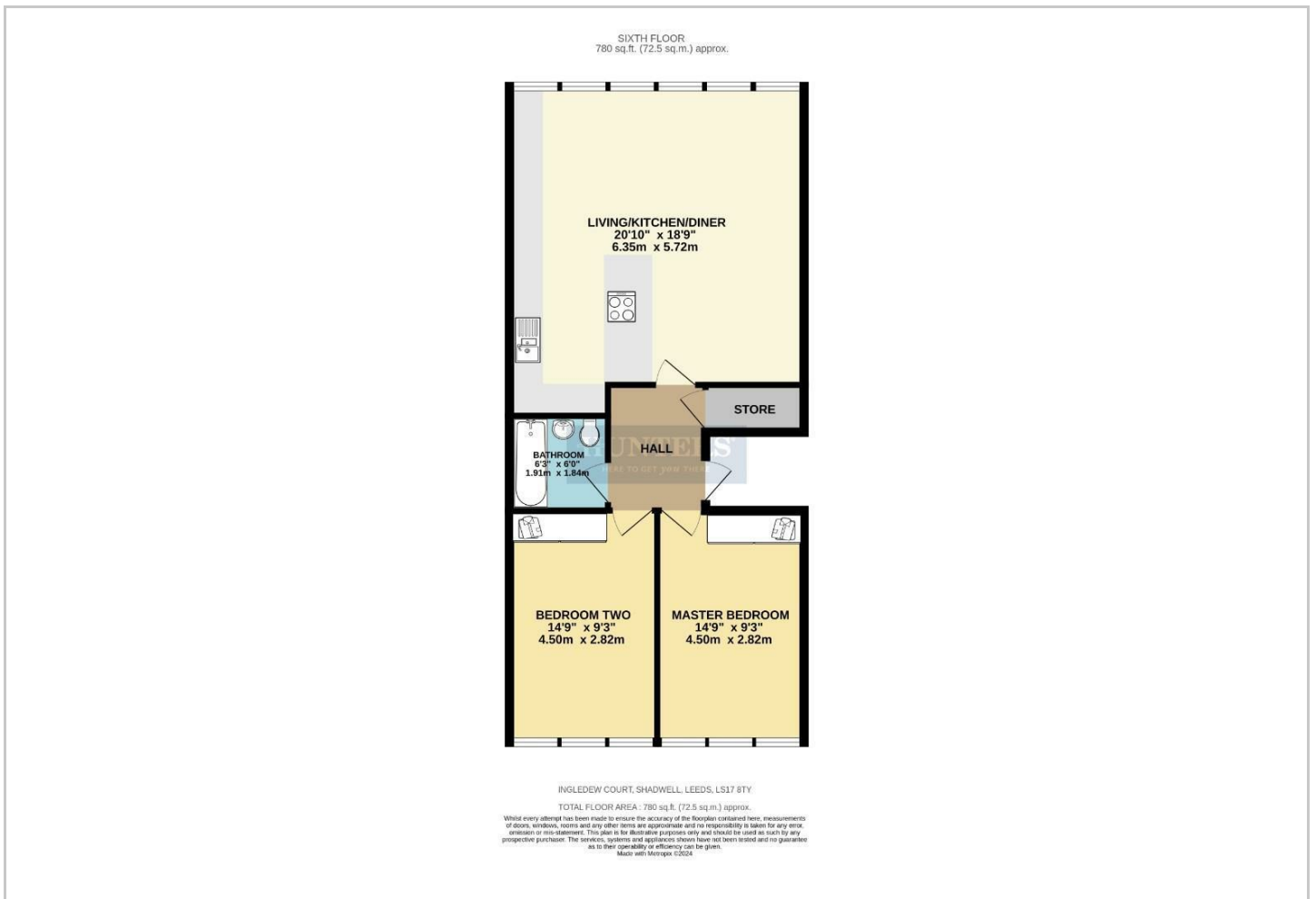
## Hybrid Map



## Terrain Map



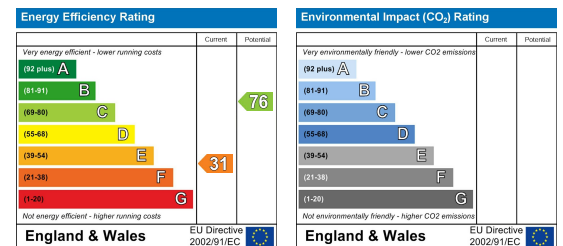
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.