

HUNTERS[®]

HERE TO GET *you* THERE



Ingledew Court

Alwoodley, Leeds, LS17 8TP

Offers Over £130,000



Council Tax: B



12 Ingledew Court

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Entrance Hall

12'6" (max) - 9'0" (max) (3.81m (max) - 2.74m (max))

Electrically assisted front door for wheelchair access.

Store Room

6'3" (max) - 3'0" (max) (1.91m (max) - 0.91m (max))

Lounge Dining Room

19'0" (max) - 19'0" (max) (5.79m (max) - 5.79m (max))

Under floor heating.

Kitchen

9'6" (max) - 9'6" (max) (2.90m (max) - 2.90m (max))

Stainless steel sink with drainer half tiled walls, tiled floor, cupboard housing hot water tank and a range of wall and base units.

Master Bedroom

15'0" (max) - 9'6" (max) (4.57m (max) - 2.90m (max))

Built in wardrobes and under floor heating.

Bedroom Two

15'0" (max) - 9'6" (max) (4.57m (max) - 2.90m (max))

Built in wardrobes and under floor heating.

Wet Room

6'6" (max) - 5'9" (max) (1.98m (max) - 1.75m (max))

Wet room floor with shower over, wash hand basin, heated towel rail and w/c.

Communal Gardens

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

Parking

Permit parking.

IDEAL FOR DOWNSIZERS, FIRST TIME BUYERS OR BUY TO LET INVESTORS – WET ROOM AND WHEELCHAIR ACCESSIBLE ELECTRIC FRONT DOOR - GROUND FLOOR APARTMENT - TWO DOUBLE BEDROOMS – OPEN PLAN KITCHEN LIVING DINING ROOM – SEPARATE KITCHEN – PERMIT PARKING - IN NEED OF SOME MODERNISATION – NO CHAIN

A great opportunity for first time buyers, buy to let investors and downsizers alike, this ground floor two bedroom apartment requires modernisation but has great potential. 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 dining room, separate kitchen, two double bedrooms and a wet room. Energy Rating – E



Road Map



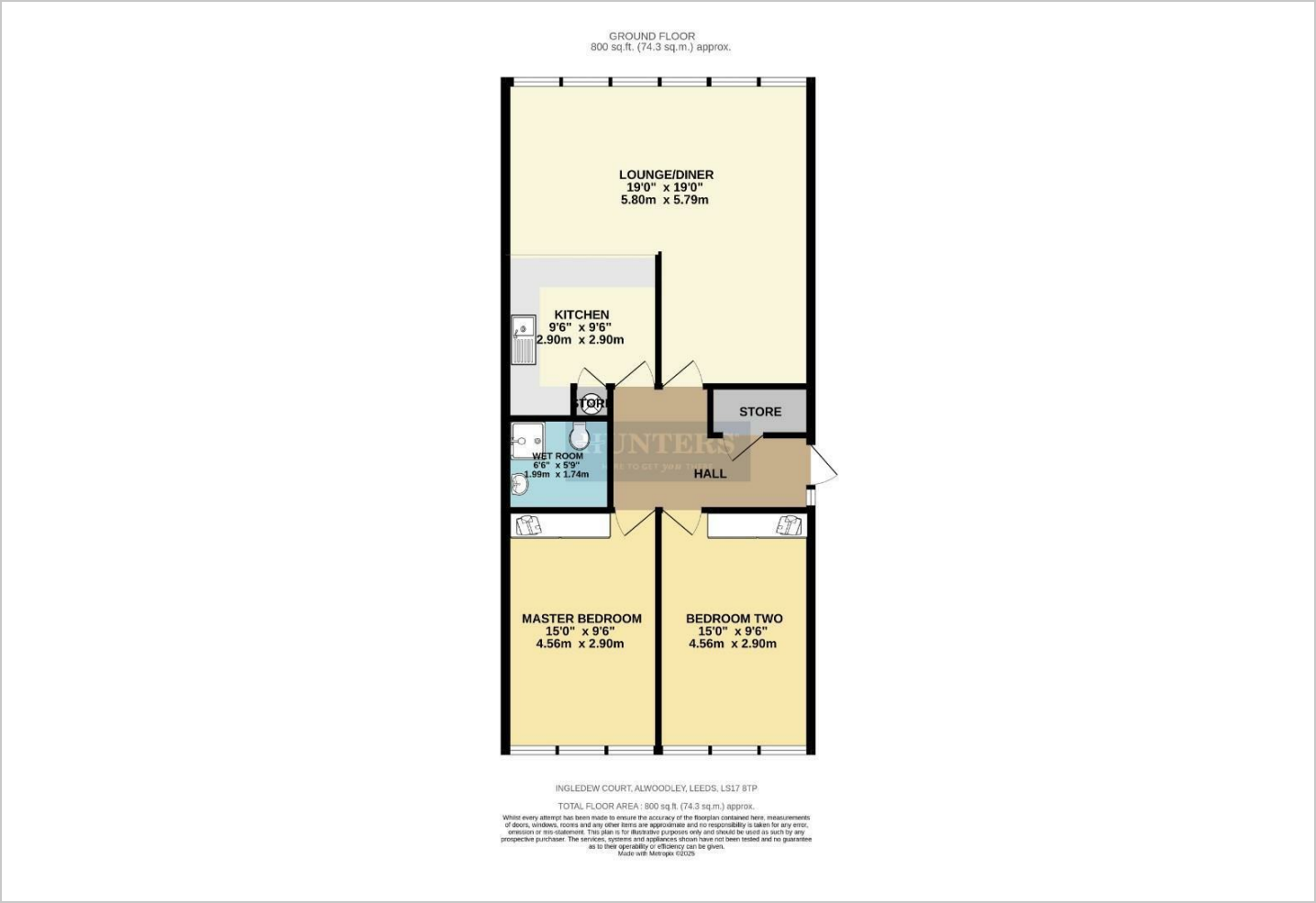
Hybrid Map



Terrain Map



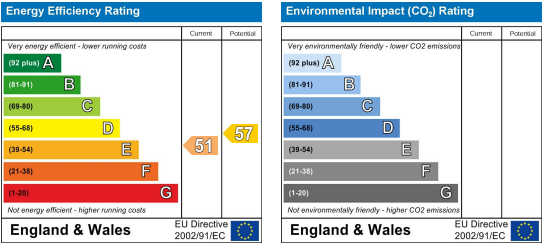
Floor Plan



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.