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21 The Moorings, Harrogate Road, Alwoodley, Leeds, LS17 8EN

Energy Rating: TBC | Council Tax Band: F

Asking Price £995,000

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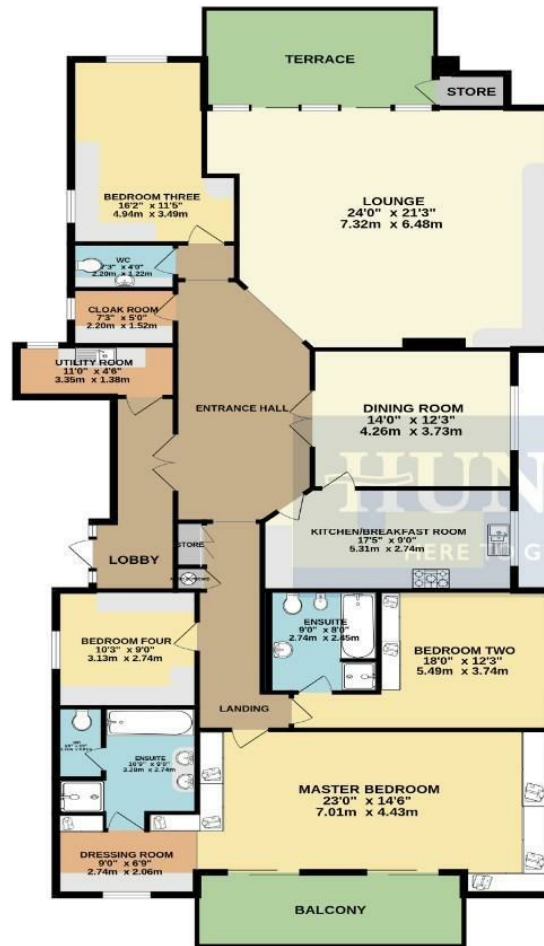
Asking Price £995,000

INCREDIBLY RARE OPPORTUNITY – PERFECT FOR DOWNSIZERS USED TO PLENTY OF SPACE – 2200 SQUARE FOOT SECOND FLOOR PENTHOUSE APARTMENT - FOUR DOUBLE BEDROOMS TWO WITH ENSUITE BATHROOMS – UTILITY ROOM AND GUEST W/C – 16' TERRACE OVERLOOKING OPEN GREEN SPACES – SECURE BASEMENT PARKING FOR TWO VEHICLES – LUXURY GATED BUILDING WITH COMMUNAL GARDENS AND GUEST PARKING – LOCATED IN ALWOODLEY – NO CHAIN

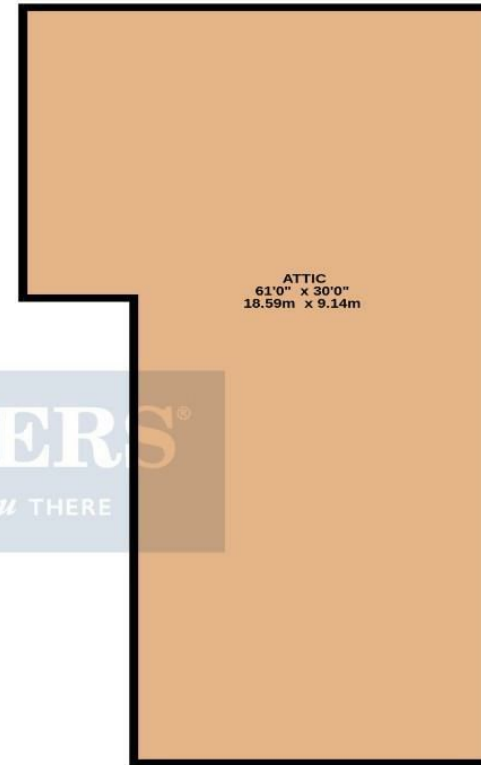
A scarce opportunity, this 2200 square foot, four bedroom, penthouse apartment, comes to market on an rare occasion and is perfect for anyone looking for secure, spacious living in a luxurious gated community. Located behind gates in the always popular Moorings development off Harrogate Road in Alwoodley, the property is close to parks, pubs, restaurants, shops and transport links to Leeds City Centre and Harrogate. There are two parking spaces in a secure basement garage, a terrace, outdoor store room, communal gardens and a further smaller balcony, externally. Internally it briefly comprises; lobby area, entrance hall, guest w/c, cloak room, utility room, lounge, dining room, kitchen breakfast room, an ensuite master bedroom with a dressing room, a further ensuite double bedroom, landing and two further double bedrooms. There is access to a substantial attic which is boarded and has power and light Energy Rating - TBC

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SECOND FLOOR
2200 sq.ft. (204.4 sq.m.) approx.



ATTIC



THE MOORINGS HARROGATE ROAD, LEEDS, LS17 8EN

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Lobby

15'3" (max) - 5'9" (max)
Radiator and double doors to the entrance hall.

Entrance Hall

20'6" (max) - 9'3" (max)
Built in storage, radiator, loft access and radiators.

Cloak Room

7'3" (max) - 5'0" (max)
Radiator, built in storage and boiler.

Guest W/C

7'3" (max) - 4'0" (max)
Wash hand basin with pedestal under and w/c.

Lounge

24'0" (max) - 21'3" (max)
Built in storage and entertainment unit, radiator, duel aspect windows and sliding doors to the terrace.

Terrace

16'0" (max) - 8'9" (max)
Overlooking the Wigton Moor Recitational Grounds.

Outdoor Store Room

5'0" (max) - 3'0" (max)

Dining Room

14'0" (max) - 12'3" (max)
Double doors to the entrance hall and radiator.

Kitchen Breakfast Room

17'6" (max) - 9'0" (max)
Five ring gas hob with extractor fan over, double fan oven, microwave, Corian worksurfaces with inset sink and drainer, built in pantry, breakfast bar, tiled walls, built in trash compactor, radiator and a range of wall and base units.

Utility Room

11'0" (max) - 4'6" (max)
Radiator, base units, stainless steel sink with drainer and plumbing for a washing machine.

Landing

18'9" (max) - 5'9" (max)
Built in store room and airing cupboard housing the hot water tank.

Master Bedroom

23'0" (max) - 14'6" (max)
Built in wardrobes, radiator and sliding doors to the balcony.

Balcony

18'6" (max) - 6'6" (max)

Dressing Room

9'9" (max) - 6'0" (max)
Built in wardrobes, radiator and built in dressing table.

Ensuite Bathroom

10'9" (max) - 9'9" (max)
Tiled walls, paneled hot tub bath, his and hers sink with pedestal under, shower cubicle and heated towel rail.

Separate W/C

5'9" (max) - 3'0" (max)
Radiator and w/c.

Bedroom Two

18'0" (max) - 12'3" (max)
Built in wardrobes and radiator.

Ensuite Bathroom

9'0" (max) - 8'0" (max)
Panel bath, shower cubicle with glass enclosure, bidet, wash hand basin, radiator and w/c.

Bedroom Three

16'3" (max) - 11'6" (max)
Built in desk, built in storage and radiator.

Bedroom Four

10'3" (max) - 9'9" (max)
Built in storage and radiator.

Attic

61'0" (max) - 30'0" (max)
Power and lights, boarded and insulated.

Basement Parking

Roll up remote control garage door leading to two allocated parking spaces.

Guest Parking

Ample parking in gated grounds.

Communal Gardens

Mature trees, plants, flower beds, bushes, hedges, grassed lawns, walkways and shrubs.

