www.alancooke.co.uk









52 Fieldhouse Drive, Moortown, Leeds, LS17 6HN

Chain Free £115,000

CHAIN FREE: Convenient central Moortown location, close to road routes, shops and supermarkets. A fine one bedroom ground floor apartment is available for purchase. Fully uPVC double glazed and gas combi central heating system, EPC rating - D.

Accommodation includes private entrance from shared car park, reception hall, newly fitted modern shower room, fine lounge with pleasant views, fitted kitchen, double bedroom with built in wardrobes.

enquiries@alancooke.co.uk ✉ 0113 2888 666 ☎

GROUND FLOOR

PRIVATE ENTRANCE
uPVC door leading into

RECEPTION HALL
Wood effect laminate flooring, central heating radiator, inset ceiling lighting

SHOWER ROOM



The shower room has had a full renovation within the last 12-months. Modern white suite of walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls, inset ceiling lighting, uPVC double glazed window

LOUNGE
11'9" x 11'5" (3.6 x 3.5)



uPVC double glazed window with pleasant view, inset ceiling lighting, feature fireplace around electric heater, central heating radiator, coving

LOUNGE



FITTED KITCHEN
5'6" x 11'9" (1.7 x 3.6)



Range of fitted units with corresponding work tops, cupboard housing gas-fired combi central and water heating boiler, uPVC double glazed window, built in oven, plumbed for washing machine, stainless steel sink with mixer tap and drainer

BEDROOM
10'2" x 9'2" (3.1 x 2.8)



Built in wardrobes with sliding mirrored doors, inset wardrobe, uPVC double glazed window, wood effect laminate flooring

OUTSIDE
Shared car parking accessed from Stonegate Road. Lawned gardens leading into Fieldhouse Drive

TENURE
Leasehold - 125 years from 1993 (approx 92 years remaining)
Service charge & ground rent - currently £85.71 per quarter

HOW TO GET THERE
Accessed from either Fieldhouse Drive off Scott Hall Road or from Fieldhouse Drive opposite the Highwood Avenue junction with Stonegate Road

VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

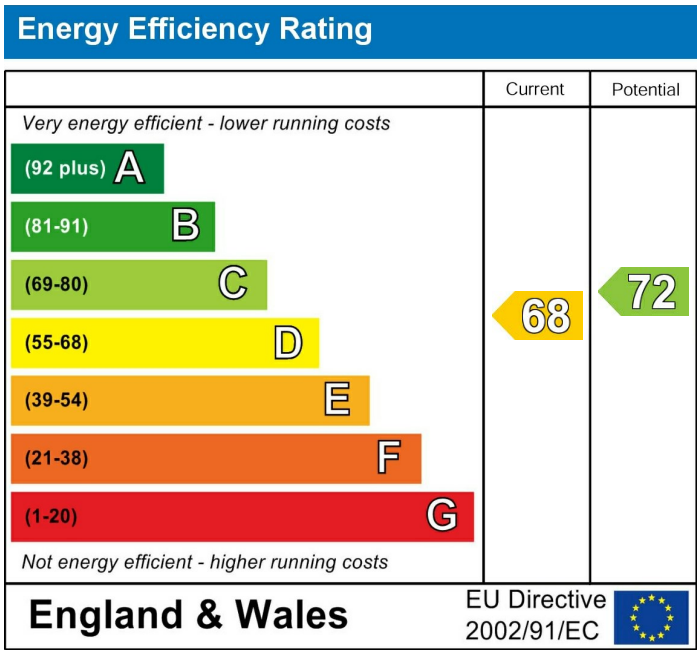
FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS
All measurements quoted are approximate.

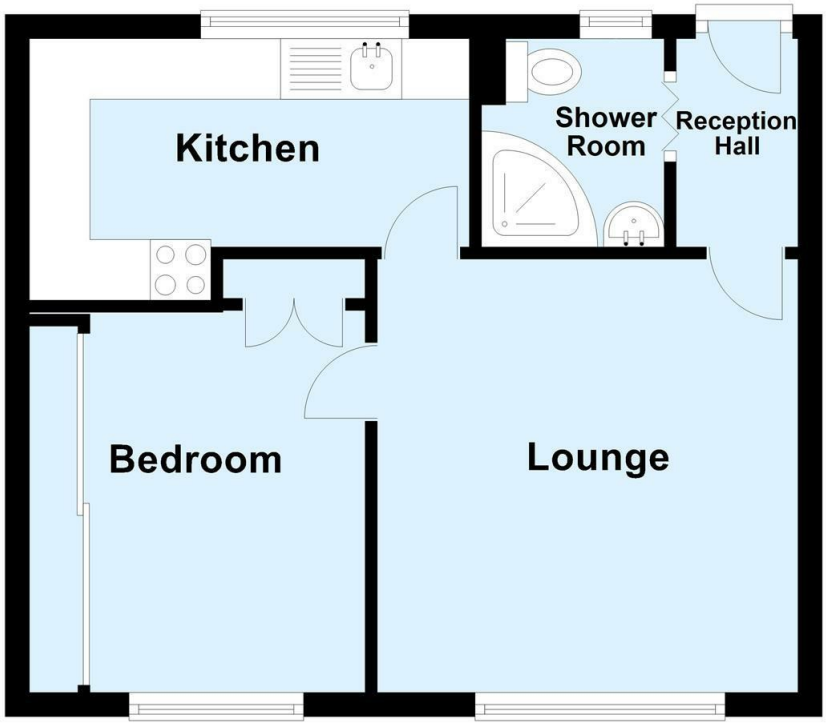
FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
Incorporated in England 6539351



Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Alan Cooke Estate Agents Ltd, 382 Harrogate Road, Moortown, Leeds, LS17 6PY
0113 2888 666 www.alancooke.co.uk enquiries@alancooke.co.uk

naea | propertymark PROTECTED
arla | propertymark PROTECTED
PrimeLocation.com ZOOPLA rightmove