



4 Harewood Court, Moortown  
£995 Per calendar month

**ALAN COOKE**  
SALES & LETTINGS

AVAILABLE MAY 26 - CARPETS RECENTLY FITTED - GARAGE - GROUND FLOOR - UNFURNISHED - QUIET LOCATION - OFF STREET PARKING - BUILT IN WARDROBES - INTEGRATED WHITE GOODS - CONTEMPORARY KITCHEN AND BATHROOM

CONVENIENTLY SITUATED ON HARROGATE ROAD BUT SAT BACK BEHIND A WALLED GARDEN THIS PROPERTY HAS A DELIGHTFUL POSITION WITHIN A COURTYARD GARDEN AND SUNNY COMMUNAL GROUNDS. ALSO WITHIN WALKING DISTANCE OF MOORTOWN'S AMENITIES. AN IMMACULATE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT . BRIEFLY COMPRISING OF: ENTRANCE HALL, EXCELLENT SIZE MASTER BEDROOM WITH FULL RANGE OF HIGH QUALITY BUILT IN WARDROBES AND AN EXCELLENT VIEW OF THE GARDENS, SECOND BEDROOM WITH WALK IN WARDROBE/CUPBOARD, MASSIVE LOUNGE WITH VIEWS OVER THE GARDENS, EXCELLENT FITTED KITCHEN WITH DINING AREA AND WHITE GOODS INCLUDING: DISHWASHER, WASHING MACHINE, FRIDGE FREEZER, COOKER AND HOB, BRAND NEW BATHROOM WITH SHOWER, GUEST WC. THE PROPERTY IS DOUBLE GLAZED, CENTRAL HEATED AND FULLY CARPETED THROUGHOUT. GARAGE WITH UP & OVER DOOR. NO PETS/SMOKERS



## DIRECTIONS

From our office on Harrogate Road continue down towards Chapel Allerton where Harewood Court is on the right hand side just after St Gemma's Hospice

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		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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