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2 The Moorlands, Moortown, Leeds, LS17 8AB

Chain Free £125,000

NO CHAIN - 955 YR LEASE - Offering superb, ready-to-move-in, professional accommodation, well located off Shadwell Lane, this is a one-bedroom ground-floor apartment with a versatile storage locker. Fully UPVC double-glazed and gas combi central heating system.
Accommodation includes communal entry into the communal lobby, Private entrance to the apartment, entry foyer, lounge, breakfast kitchen, inner hallway with storage, bathroom and double bedroom. External secure store cupboard. Maintained grounds, secure garages for rent when available.
The property is conveniently located for easy access to the amenities at Moortown Corner and Street Lane. Leeds city centre, Harrogate and Wetherby are within easy reach via both public and private transport links. The area has an abundance of golf courses and leisure facilities including the David Lloyd club. There are also a number of excellent well regarded schools close by.

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

GROUND FLOOR
Secure communal door with security entry phone system into:

COMMUNAL LOBBY
Communal lobby with stairs to upper floors. Access to secure store rooms. Private door to apartment No 2.

ENTRY LOBBY
Cloak cupboard

LOUNGE
13'1" x 10'5" (4.0m x 3.2m)

uPVC double glazed window, central heating radiator, opening to:

LOUNGE

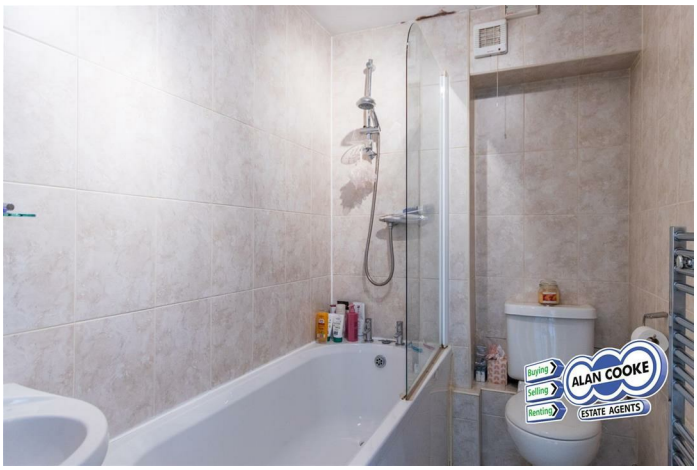
BREAKFAST KITCHEN
13'1" x 8'6" (4.0 x 2.6m)

Installed 2023. Range of fitted units of white gloss doors and fronts with corresponding worktops and under-unit lighting, inset sink with mixer tap and drainer, integrated washing machine, integrated dishwasher, built in double oven, gas hob with extractor above, cupboard housing gas-fired combi central and water heating boiler (installed 2003), uPVC double glazed window, central heating radiator.

BREAKFAST KITCHEN

INNER HALL
Two additional storage cupboards

BATHROOM
9'6" x 14'5" (2.9m x 4.4m)



Panel bath with wall shower and shower screen , low wc, pedestal washbasin, heated towel rail, ceramic tiled walls

BEDROOM
9'6" x 14'5" (2.9m x 4.4m)

uPVC double glazed window, central heating radiator.

STORE ROOM
6'10" x 2'11" (2.1m x 0.9m)
Accessible from the rear of the communal lobby. The store room benefits from an adjacent wall to the bedroom of the apartment, potential allowing for appliances, eg freezer units.

OUTSIDE
Maintained grounds, shared parking bays.

RENTABLE GARAGES
The Moorlands benefits from several secure garages which can be rented, if available, from the management company.

COUNCIL TAX
BAND A

EPC
TBC

TENURE
Leasehold
Term: 999 years from 1982 (955 years left).

DIRECTIONS
From Harrogate Road travel down Shadwell Lane, cross over the Ring Road where The Moorlands are shortly on the left hand side.

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

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

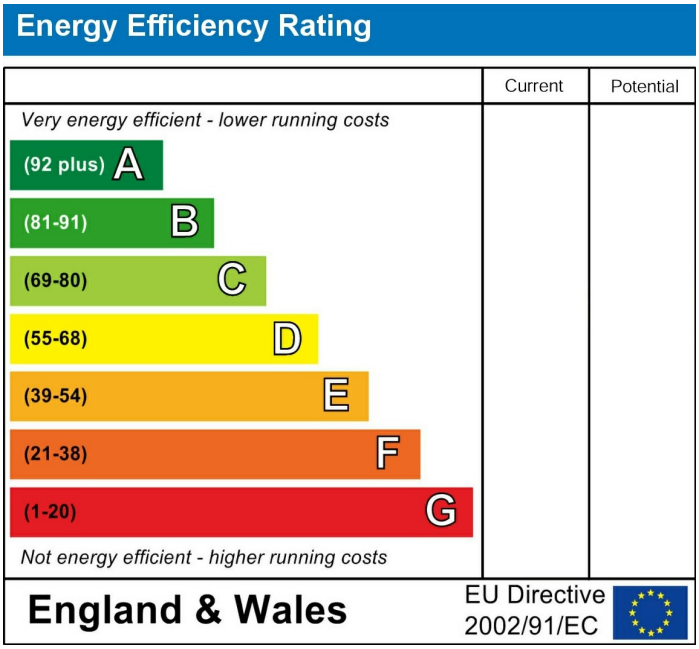
GENERAL
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If 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.

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.

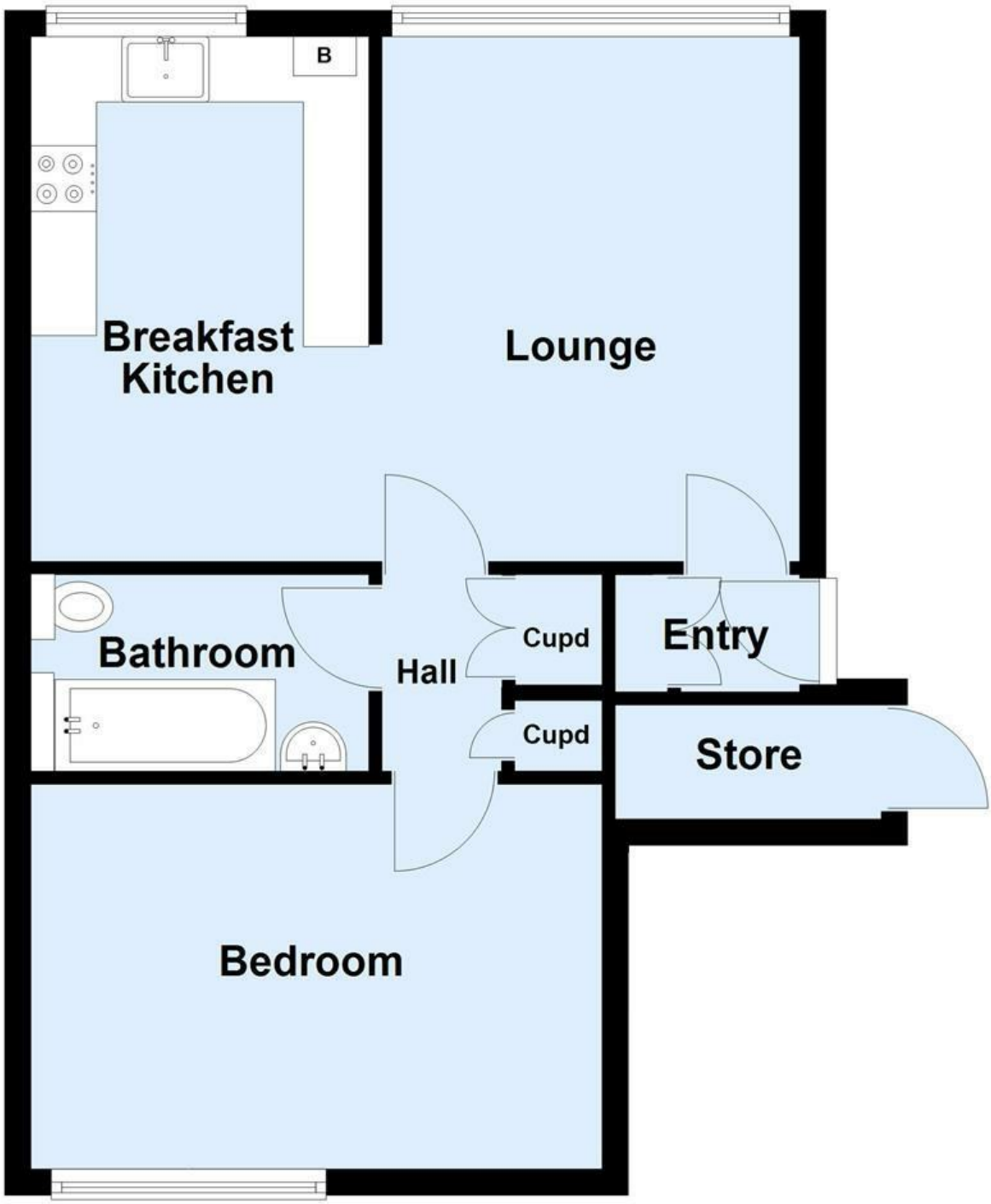
VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd
Incorporated in England 6539351



Ground Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



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