HUNTERS®

HERE TO GET *you* THERE



Wood Moor Court

Sandmoor Avenue, Alwoodley, LS17 7DR

£1,200 Per Calendar Month

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Council Tax: D





Flat 2 Wood Moor Court

Sandmoor Avenue, Alwoodley, LS17 7DR

£1,200 Per Calendar Month





ENTRANCE HALL
Radiator and secure video entry phone.

STORE ROOM
6'0"(MAX) - 4'7" (MAX) (1.83(MAX) - 1.40 (MAX))
Built in shelving.

LOUNGE KITCHEN DINING ROOM
25'1" (MAX) - 14'9" (MAX) (7.65 (MAX) - 4.50 (MAX))

KITCHEN
Stainless steel sink with drainer, integrated dish washer, integrated fridge freezer, double oven, integrated microwave, hob with extractor over and a range of wall and floor units,

LOUNGE DINING AREA
Bay window, radiators and store cupboard housing boiler.

MASTER BEDROOM
18'4" - 12'1" (5.59 - 3.68)
Bay window, built in wardrobes and radiator.

ENSUITE
7'4" (MAX) - 6'0" (2.24 (MAX) - 1.83)
Half tiled room with, shower cubicle, wash hand basin, heated towel rail and w/c.

BEDROOM TWO
14'3" - 9'1" (4.34 - 2.77)
Radiator.

HOUSE BATHROOM
8'3" - 6'0" (2.51 - 1.83)
Half tiled room, panel bath with shower over, wash hand basin, heated towel rail and w/c.

COMMUNAL GARDENS
Mature trees, plants, shrubs and flower beds. Grassed area bordered by fences.

ALLOCATED PARKING
Secured parking with remote controlled gate,

IMMACULATELY PRESENTED - TWO DOUBLE BEDROOMS - GROUND FLOOR APARTMENT - COMMUNAL GARDENS - SECURELY GATED COMMUNITY - ALLOCATED PARKING - TWO BATHROOMS – HOLDING DEPOSIT REQUIRED - PART FURNISHED - AVAILABLE IN FEBRUARY

Situated in a secure gated community is this fantastic two bedroom ground floor apartment in one of Alwoodley's most exclusive residential buildings. Wood Moor Court is set in beautifully landscaped grounds on Sandmoor Avenue. The property has allocated parking and briefly comprises; entrance hall, open plan lounge kitchen dining room, bay fronted master bedroom with en suite, further double bedroom, house bathroom and ample store room. Energy rating - C

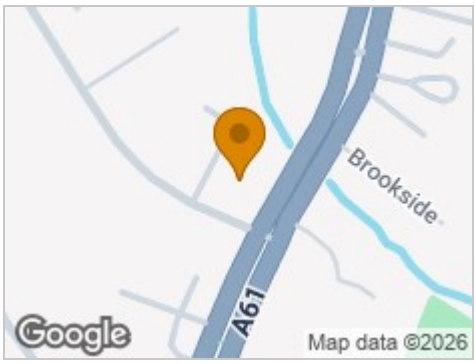








Road Map



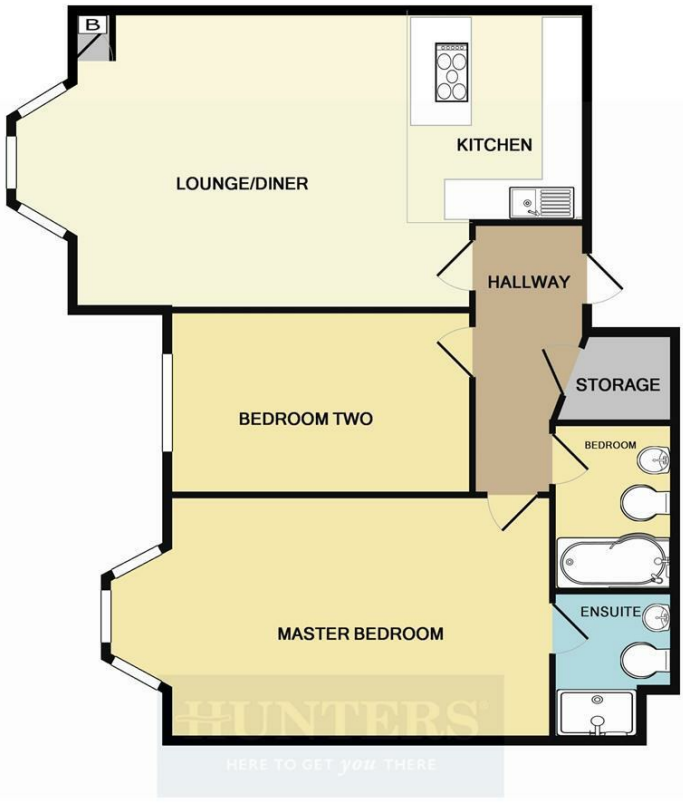
Hybrid Map



Terrain Map



Floor Plan



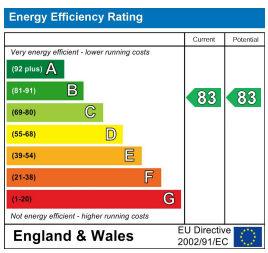
WOOD MOOR COURT, SANDMOOR AVENUE, LEEDS, LS17 7DR
TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)

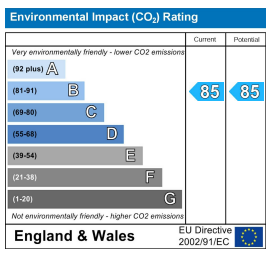
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Hunters North Leeds Lettings 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.

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