



CORNERSTONE

# 98 Ingledew Court, Moortown, Leeds, LS17 8TY



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# 98 Ingledew Court

## £140,000

The property is for sale with no onward chain as our client will rent.

The property comprises a hall and a large open-plan living space which comprises: the kitchen, dining and sitting room area. This incredible open-plan space has full-width windows with brilliant south-facing views towards Leeds city centre and beyond. The property has: two large bedrooms, a bathroom and a storage cupboard accessed from the hallway. A large separate storage cupboard is also located outside the apartment and accessed from the communal hallway/corridor. The building has: two lifts, residents parking, permit parking, garages that can be rented, an onsite launderette and well-entered communal gardens.

The property's location is ideal, with it being near plenty of local amenities including shops and restaurants.

The location is perfect for the daily commuter into Leeds City Centre and the motorway network can also be accessed with relative ease.

An early viewing is recommended to appreciate this great apartment.

### **Apartment Hallway**

A neutrally decorated spacious hallway - leads to the open plan living area, two double bedrooms, the bathroom and a good-sized storage cupboard.

### **Open Plan Living Area**

This spacious open-plan living area comprises a kitchen, dining room and sitting room. It boasts the most amazing south-facing view out towards, over and beyond Leeds city centre. The kitchen comprises ample lower and upper-level cupboards with a contrasting worktop with metro-tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer, a free-standing oven with an extractor hood above, space for a fridge freezer and space for a washing machine. The dining and sitting room area is neutrally decorated with a wood effect floor.

### **Principal Bedroom**

A spacious bedroom that is neutrally decorated with a painted feature wall and fitted wardrobes. A large double-glazed window exists with fantastic far-reaching views.

### Double Bedroom Two

A spacious bedroom that is neutrally decorated with fitted wardrobes. Again, a large double-glazed window exists with scenic far-reaching views over Leeds.

### Bathroom

A tiled bathroom that comprises a bath with shower over, pedestal wash basin and a toilet.

### Communal Gardens & Parking

Secure parking is located at the front of the development. Further parking is found at the rear of the development along with a number of garages. The communal gardens are well-tended offering long lawns, lovely borders and woodland areas with seating.

### Important Information

TENURE - LEASEHOLD - Term 999 years from 1st October 1982.

Service Charge & Buildings Insurance - £150.00 per month.

Ground Rent - Peppercorn.

Council Tax Band B.

This property is offered for sale with no onward chain.

1. Money Laundering and Terrorist Financing (Amendment) Regulations 2023 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check but may show on your credit file.

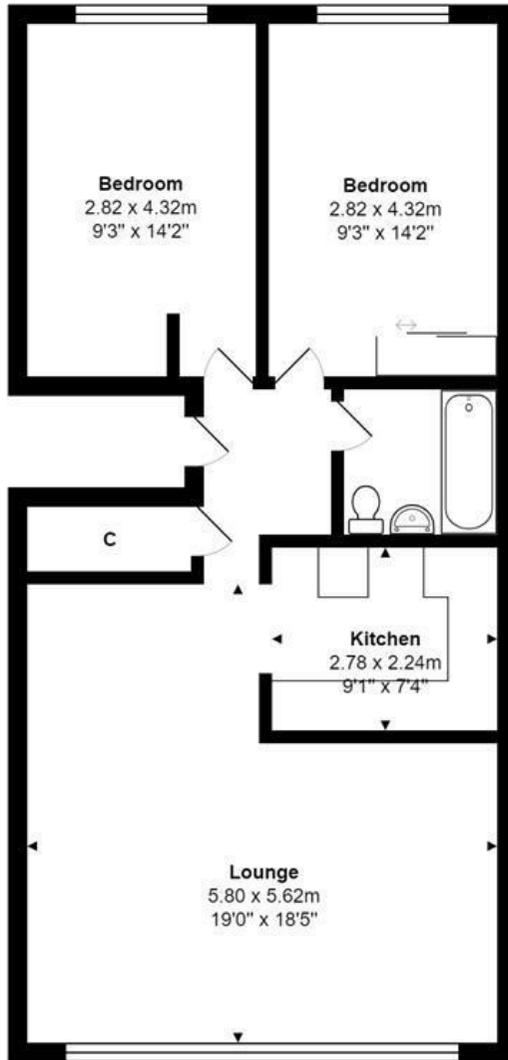
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be





Ground Floor

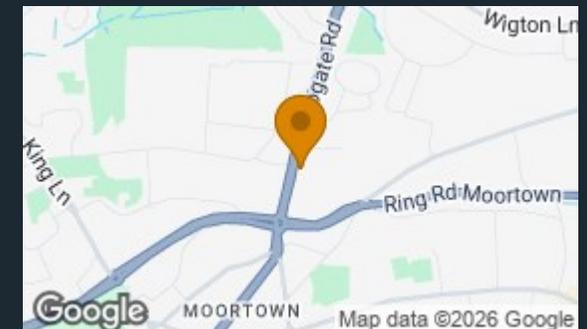
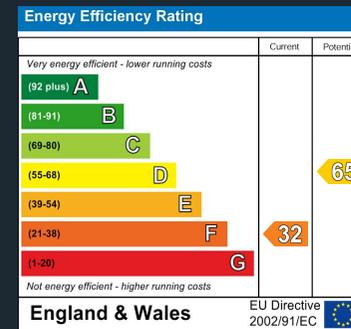
Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements are approximate and for display purposes only

independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band  
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