

**14 Arncliffe Grange, Moortown, Leeds, LS17 6ST**

**Chain Free £195,000**

NO CHAIN & Long Lease - With recently installed kitchen and bathroom, this is a beautifully presented two-bedroom first-floor apartment with a garage, centrally located in Moortown, adjacent to shops, supermarkets and bus routes. Perfect for people-watchers! Fully uPVC double glazed and electric heating.

Accommodation includes communal entrance and stairs to all floors. Private entrance to hallway with cupboards, superb modern fitted breakfast kitchen with integrated appliances, fine lounge, two double bedrooms with built in wardrobes, deluxe modern bathroom. Maintained grounds - secure parking & garage. EPC Rating - TBC

The apartment is directly next to all the local amenities including M&S supermarket, shops and cafes and has complete travel routes to Leeds and North Yorkshire via busy bus routes, including the much-loved No 36 bus route.

## GROUND FLOOR

Security entry phone to the:

## COMMUNAL ENTRANCE

Staircase to all floors

## FIRST FLOOR

## LANDING

Private entrance to apartment No 14.

## ENTRANCE HALL



Cloaks cupboard, linen cupboard housing water immersion cylinder.

## FINE LOUNGE

19'4" x 11'9" (5.9m x 3.6m)



uPVC double glazed window with 'live parade aspect' viewpoint, electric convection heater, door to balcony.

## FINE LOUNGE



## FINE LOUNGE



## BALCONY



East facing with live active viewpoint.



## SPACIOUS BREAKFAST KITCHEN

14'9" x 9'6" (4.5m x 2.9m)



Recently installed range of fitted units with corresponding worktops with under-unit lighting. Integrated appliances include inset 1.5 bowl sink, built in oven, electric hob with extractor above, tall freezer, cabinet fridge. electric convection heater, uPVC double glazed window.

## BEDROOM 2

9'6" x 9'6" (2.9m x 2.9m)



Built in wardrobes, uPVC double glazed window, electric convection heater

## SPACIOUS BREAKFAST KITCHEN



## BEDROOM 1

14'5" x 11'9" (4.4m x 3.6m)



Generous range of built in wardrobes, uPVC double glazed window, electric convection heater

## BATHROOM

10'9" x 6'6" (3.3m x 2.0m)



Recently installed deluxe bathroom with panel bath with wall mounted electric shower, electric under-floor heating, vanity washbasin, low wc, heated towel rail. ceramic tiled walls and floor.

## OUTSIDE

Secure barriered entry into garage area, maintained grounds, shared parking



## GARAGE



No 14. With up and over door

## COUNCIL TAX

Band C

## TENURE

Leasehold - 137 years remaining. (Expires March 2163)  
Ground rent + service charge: £70 per month

## 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.

## DIRECTIONS

Arncliffe Grange is situated right on Harrogate Road, Moortown, just opposite the shops and before Marks and Spencer

## 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.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

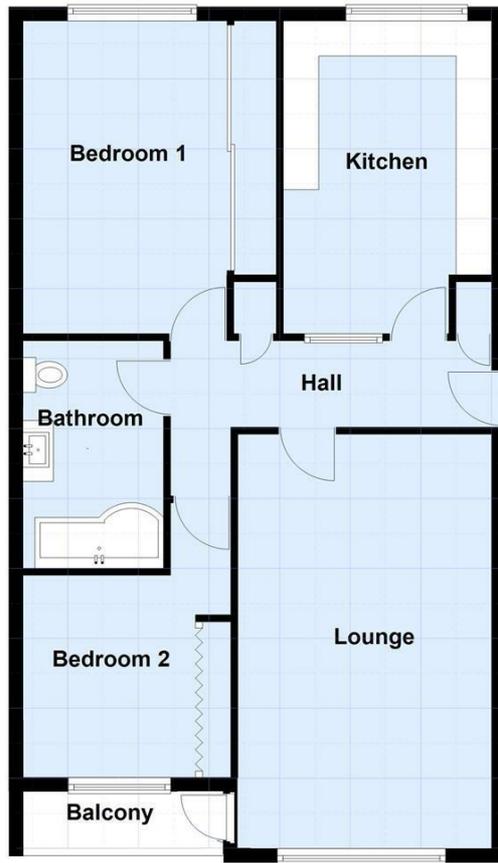
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





### First Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



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