

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Maple Croft

Moortown, Leeds, LS17 6AN

Offers Over £85,000



Council Tax: B



# 9 Maple Croft

Moortown, Leeds, LS17 6AN

Offers Over £85,000



## Entrance Hall

15'8" (max) - 3'6" (max) (4.80m (max) - 1.07m (max))

Radiator and stairs to the upper level.

## Landing

19'6" (max) - 11'6" (max) (5.94m (max) - 3.51m (max))

Stairs to the lower level.

## Store Room

3'3" (max) - 3'0" (max) (0.99m (max) - 0.91m (max))

Housing the boiler.

## Lounge Dining Room

19'6" (max) - 11'9" (max) (5.94m (max) - 3.58m (max))

Radiators.

## Kitchen

8'9" (max) - 8'6" (max) (2.67m (max) - 2.59m (max))

Gas hob, fan oven, stainless steel sink with drainer, radiator, tiled splash back and a range of wall and base units.

## Master Bedroom

12'9" (max) - 8'0" (max) (3.89m (max) - 2.44m (max))

Radiator and built in wardrobes.

## Bedroom Two

8'0" (max) - 6'3" (max) (2.44m (max) - 1.91m (max))

Radiator.

## Shower Room

8'0" (max) - 7'3" (max) (2.44m (max) - 2.21m (max))

Half tiled walls, wash hand basin and w/c. The shower has been removed following a leak.

## Parking

For one vehicle and ample on street parking.

## Outdoor Store Room

3'9" (max) - 3'3" (max) (1.14m (max) - 0.99m (max))

## Communal Gardens

Grassed lawns, hedges, trees, flower beds, plants bushes and shrubs.

**RETIREMENT FLAT – OVER 60S ONLY MAY PURCHASE – FIRST FLOOR APARTMENT – TWO BEDROOM - SEPARATE KITCHEN – IN NEED OF MODERNISATION – INDEPENDENT ENTRANCE – CUL-DE-SAC LOCATION – COMMUNAL GARDENS – NO CHAIN**

Available with no chain, this two bedroom first floor retirement flat is ideal for anyone looking to downsize and is for those over 60 years old only. Located on a quiet cul-de-sac in Moortown, the property is close to parks, transport links, cafes, restaurants and shops including Marks and Spencer, among other great amenities close by. There are communal gardens, parking and store room, externally. Internally it briefly comprises; entrance hall, stairs to the main living area, landing, lounge dining room, separate kitchen, shower room and two bedrooms. Energy Rating - TBC



## Road Map



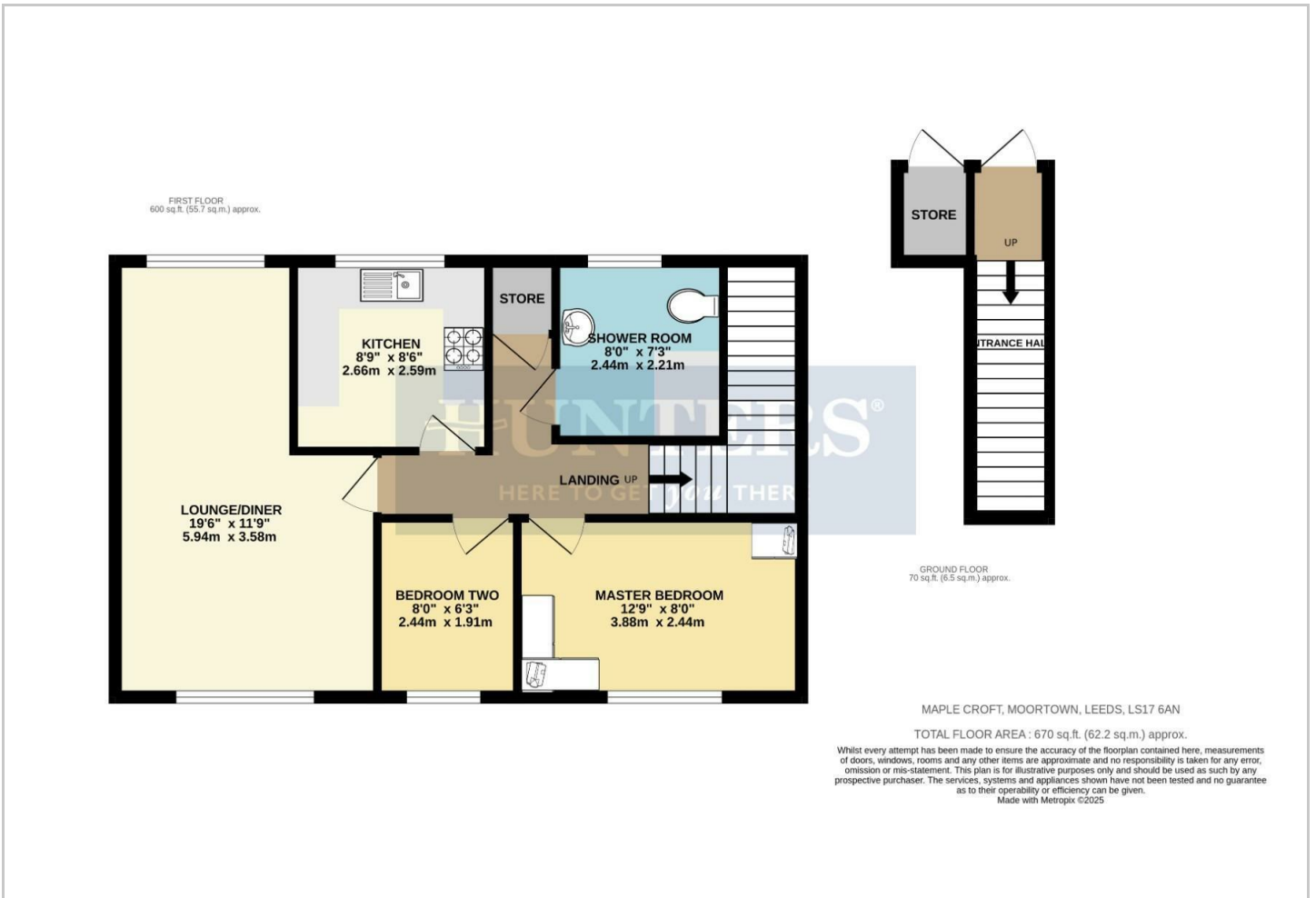
## Hybrid Map



## Terrain Map



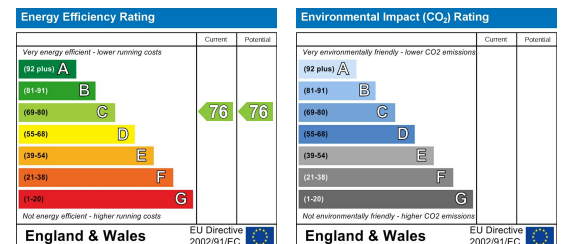
## Floor Plan



## Viewing

Please contact our Hunters North Leeds 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.