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5 Maple Croft, Moortown, Leeds, LS17 6AN

Chain Free £130,000

NO CHAIN - A very pleasant two bedroom first floor retirement apartment. Excellent location for Moortown's amenities. The property benefits from combi gas central heating system and uPVC double glazing, EPC rating C. Accommodation includes private ground floor entrance, entrance hall, shower wetroom, fine living room, fitted kitchen, built in wardrobes. Maintained grounds and parking. Purchasers must be aged 60 or above.

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GROUND FLOOR

PRIVATE ENTRANCE
Turned staircase to the

FIRST FLOOR LANDING
Access to the loft, cupboard housing gas-fired combi water and central heating boiler

L-SHAPED LIVING ROOM
11'5" x 11'5" plus 7'10" x 7'10" (3.5 x 3.5 plus 2.4 x 2.4)



Two central heating radiators, superb wooded outlook

L-SHAPED LIVING ROOM



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L-SHAPED LIVING ROOM



KITCHEN
8'6" x 7'10" (2.6 x 2.4)



Range of fitted units with corresponding work tops, plumbed for washing machine, plumbed for gas oven, stainless steel sink with drainer, uPVC double glazed window

BEDROOM 1
12'9" x 7'10" (3.9 x 2.4)



Central heating radiator, built in wardrobes, wooded outlook

BEDROOM 2
7'10" x 6'2" (2.4 x 1.9)



Central heating radiator

SHOWER WETROOM
7'10" x 6'10" (2.4 x 2.1)



Wall mounted electric shower, low WC, pedestal wash basin, part ceramic tiled walls, uPVC double glazed window, central heating radiator

OUTSIDE



Maintained grounds, parking

TENURE
Leasehold - The vendors are currently arranging an extension to the existing lease
Ground rent - currently £25 per annum
Service charge - currently £1667.84 per annum

COUNCIL TAX
Band B

HOW TO GET THERE
From Harrogate Road turn into Shadwell Lane and then turn left into Maple Croft, just after Sand Hill Lane

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.

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.

FIXTURES & FITTINGS

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

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

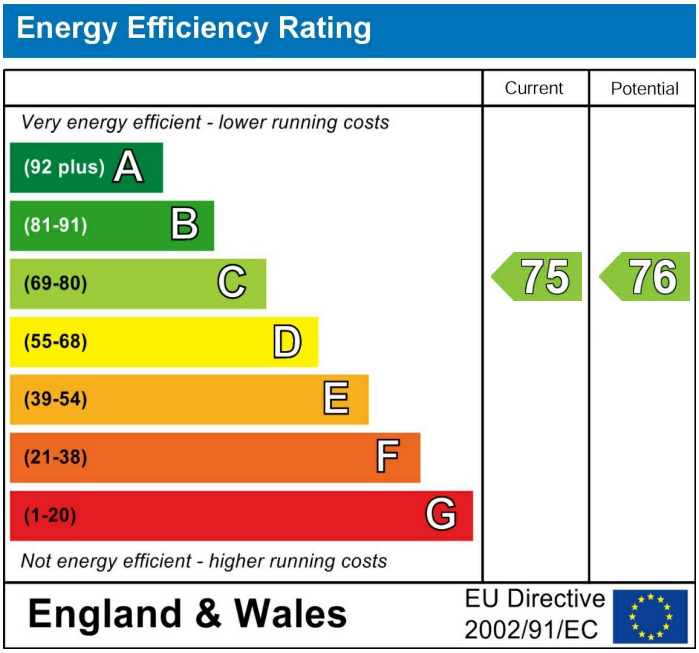
All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

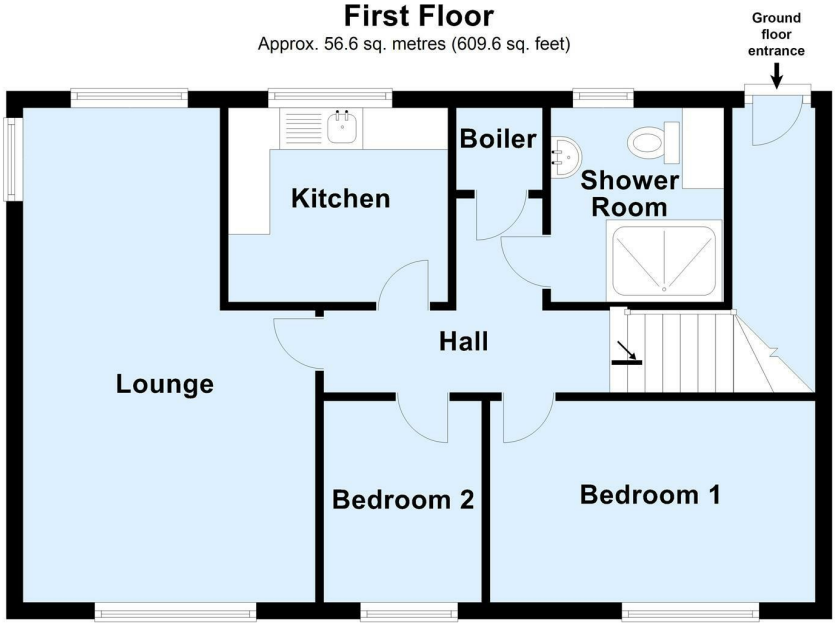
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Buying Selling Renting ALAN COOKE ESTATE AGENTS

First Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



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