



8 Primrose Court, Primley Park View, Alwoodley, Leeds, LS17 7UY

Chain Free £120,000

NO CHAIN - A superb TWO BEDROOM GROUND FLOOR floor sheltered apartment in this very popular and well maintained development, having communal lounge, conservatory, laundry room, day manager, bookable guest suite. Security entryphone, uPVC double glazing, off-peak electric heating, hall, fine lounge with door leading directly out to garden, fitted kitchen, two double bedrooms including one with built in wardrobes, modern shower room, maintained grounds. Purchasers must be of retirement age

GROUND FLOOR

Security voice entry phone to:

COMMUNAL ENTRANCE

COMMUNAL LOUNGE

A beautiful area to meet with other apartment residents and guests. Elevator and stairs to upper floors.

Private door to apartment no 8

HALL

Electric convection heater, Spacious store cupboard with water immersion cylinder

LOUNGE

21'3" x 10'5" max (6.5m x 3.2m max)



Dual aspect uPVC double glazed window to the side and to the rear, and double glazed door leading out directly onto outdoor garden electric convection heater, coving. Glazed double doors into:

LOUNGE



LOUNGE



KITCHEN

7'6" x 8'6" max (2.3m x 2.6m max)



Modern and attractive range of fitted units with corresponding worktops, built in oven, electric hob with extractor above, uPVC double glazed window, inset sink with mixer tap and drainer

BEDROOM 1

15'5" x 9'2" (4.7m x 2.8m)



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



BEDROOM 2

15'5" max x 9'2" (4.7m max x 2.8m)



uPVC double glazed window, electric convection heater

SHOWER ROOM



Modern suite of walk-in shower cubicle, low wc, vanity washbasin

OUTSIDE



Maintained grounds, shared and visitor parking

AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted.

TENURE

Leasehold

COUNCIL TAX

Band D

EPC

Rating D

DIRECTIONS

From Harrogate Road turn into Primley Park View where Primrose Court is immediately on the right.



