



16 Moor Allerton Hall, Lidgett Lane, Roundhay
£182,500

NO CHAIN - TWO BEDROOM GROUND FLOOR - DOUBLE DOORS ONTO THE GARDEN AND PATIO - OPEN PLAN DINING KITCHEN/LIVING ROOM AREA - BEAUTIFUL APARTMENT WITH GROUNDS - EXCELLENT LOCATION - DOUBLE BEDROOMS

Offered with no upward chain, this beautiful two-bedroom ground-floor apartment delivers modern, accessible living in a highly desirable location. Perfect for first-time buyers, downsizers, or investors, the property is ready for immediate occupation. The heart of the home is a spacious open-plan lounge, dining, and kitchen area. This bright, versatile space is perfect for entertaining and features double doors that open directly onto a private patio and well-maintained communal grounds. The apartment boasts two well-proportioned double bedrooms, offering plenty of space for storage and furniture. Enjoy effortless indoor-outdoor living with direct access to the communal gardens and a patio area, perfect for outdoor seating.

AREA GUIDE

Gledhow is one of North Leeds' most desirable and peaceful suburbs. Nestled between the vibrant hubs of Chapel Allerton, Moortown, Roundhay, and Oakwood, it offers the perfect balance of leafiness, community spirit, and urban convenience. It is an exceptionally popular location for young professionals, growing families, and first-time buyers



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

COUNCIL TAX BAND

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EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

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FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a

voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

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ALAN COOKE
SALES & LETTINGS





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	