CORNERSTONE

22 Ingledew Court, Leeds, LS17 8TP

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TWINING
Earl GREY

22 Ingledew Court
Guide Price £127,400

Cornerstone are delighted to offer for sale this fantastic opportunity to acquire a spacious, two-bedroom mid-floor apartment, ideally positioned within the ever-popular Ingledew Court, a prime residential development in North Leeds. The property is offered for sale with no onward chain, making it an excellent option.

The apartment is well-proportioned throughout and enjoys a wonderfully bright and airy feel. Internally, the accommodation comprises a welcoming entrance hall with useful storage, leading through to an impressively large open-plan living space incorporating the kitchen, dining and sitting areas. This standout room features wall-to-wall windows which flood the space with natural light and enjoy a fantastic, far-reaching south-facing view, creating a superb setting for both everyday living and entertaining.

There are two generously sized double bedrooms, a bathroom, and an additional storage cupboard accessed from the hallway. Further practical benefits include a large separate storage cupboard, located just outside the apartment and accessed from the communal hallway.

Residents of Ingledew Court enjoy a range of on-site amenities, including two separate lifts, residents' parking, permit parking, garages available to rent (subject to availability), an on-site launderette, and beautifully maintained communal gardens which provide a peaceful and attractive outdoor space.

The location is a real highlight. Ingledew Court is ideally placed for a wide range of local amenities, with an excellent selection of shops, cafés, pubs, bars and restaurants all within comfortable walking distance. Nearby Moortown offers an abundance of conveniences, including a Marks & Spencer Food Hall, independent retailers and everyday essentials. Well-regarded medical facilities, gyms and leisure options are also close by.

For commuters, the property is exceptionally well situated, offering easy access to Leeds City Centre, Harrogate, the Leeds Ring Road and the wider motorway network, making it perfect for those needing strong transport links while enjoying a quieter residential setting.

This is a superb apartment in a sought-after location, and viewing is highly recommended to fully appreciate the space, outlook and lifestyle on offer.

Important Information

TENURE - LEASEHOLD - Term 999 years from 1st October 1982.

Service Charge & Buildings Insurance - £175.00 per month.

Ground Rent - Peppercorn.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.
Council Tax Band B.

This property is offered for sale with no onward chain.

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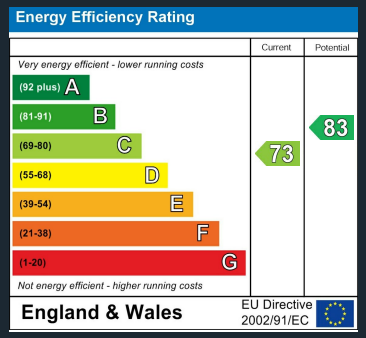
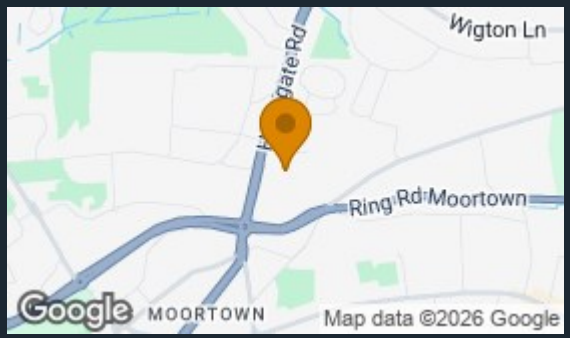
Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





The Property Ombudsman

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