



40 The Moorlands, Shadwell Lane  
£165,000

SET AT THE TOP OF THIS LOVELY DEVELOPMENT - TWO DOUBLE BEDROOM MIDDLE FLOOR APARTMENT - SOLD WITHOUT CHAIN - SPACIOUS LIVING/DINING AREA - FITTED KITCHEN - LONG LEASE - LOW RUNNING COSTS - OFF STREET PARKING - IDEAL INVESTMENT/FIRST TIME BUY

Nestled in the desirable area of The Moorlands, Leeds, this modern two bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a hallway with storage, then into a spacious reception room, ideal for both relaxation and entertaining guests. The well proportioned bedrooms (to the rear of the property are quiet, ensuring a restful night's sleep. The apartment features a modern bathroom with bath and shower above. The layout is both practical and inviting, making it an excellent choice for individuals or small families seeking a cosy home. One of the standout features of this property is the residents parking, a valuable asset in this bustling area. There is also the ability to rent a garage (subject to availability.) The Moorlands is known for its friendly community atmosphere and is conveniently located near local amenities, including shops, schools, and parks, making it an ideal location for those who appreciate both tranquillity and accessibility. This apartment presents a wonderful opportunity for anyone looking to settle in a vibrant part of Leeds. With its appealing features and prime location, it is sure to attract interest. Don't miss the chance to make this delightful apartment your new home.

### AREA GUIDE

The Moorlands is only a five minute walk away from an array of extensive local amenities in Roundhay, and Moortown which offer superb facilities including local shops, bars, restaurants and street cafes on Street Lane. There are good local transport links providing access into Leeds City centre and surrounding areas with the Ring Road close by for those requiring access to motorway networks at Wetherby or for links to Bradford, York and Harrogate.



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

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

[www.alancookenet.co.uk](http://www.alancookenet.co.uk)



SALES & LETTINGS





### LEASEHOLD

999 YEAR LEASE

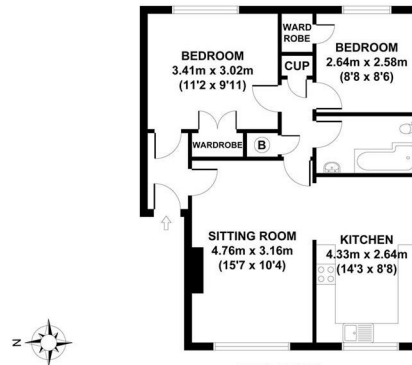
### ANTI MONEY LAUNDERING CHECKS

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



GROSS INTERNAL FLOOR AREA 57 SQ M

40 THE MOORLANDS, SHADWELL LANE, LEEDS, LS17 8AB

APPROX. GROSS INTERNAL FLOOR AREA 57 SQ M / 614 SQ FT

Whilst every effort has been made to ensure the accuracy of the floorplan, occasional errors, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.