



**9 Wycliffe Drive, Moortown, Leeds, LS17 6DS**

**Chain Free £110,000**

\*\*\* NO CHAIN \*\*\* CASH BUYERS ONLY \*\*\* Highly convenient location very close to the Moortown shops and amenities. A two bedroom ground floor apartment with gas central heating system and uPVC double glazing. Accommodation includes private entrance, lobby, living room, fitted kitchen, built in wardrobes to the main bedroom, bathroom. Front and rear gardens. EPC rating C.

## GROUND FLOOR

Secure door into

## RECEPTION LOBBY

Store cupboard, door to

## LOUNGE

16'11" x 11'5" (5.18 x 3.48)



uPVC double glazed window to the front, feature fireplace around living-flame gas fire. Archway to

## KITCHEN

10'5" x 5'4" (3.18 x 1.63)



Range of fitted units, stainless steel sink unit, built in oven and hob

## INNER HALL

## BEDROOM 1

12'4" x 8'11" (3.76 x 2.72)



Built in wardrobe, central heating radiator, uPVC double glazed window, door to the rear garden

## BEDROOM 2

8'7" x 6'0" (2.62 x 1.83)



Central heating radiator, uPVC double glazed window, gas fired combi central and water heating boiler

## BATHROOM



White suite, panelled bath with shower above, pedestal wash basin, low WC, wall tiling, ceramic tiled floor



## OUTSIDE

Front and rear garden

## TENURE

Leasehold - 99 years from 1981 (approx 57 years remaining)  
Ground rent - currently £50 per annum  
Service charge - Nil

## COUNCIL TAX

Band B

## HOW TO GET THERE

From Harrogate Road turn right into Shadwell Lane and then left into Wycliffe Drive

## 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.

PC - 15/11/2023

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

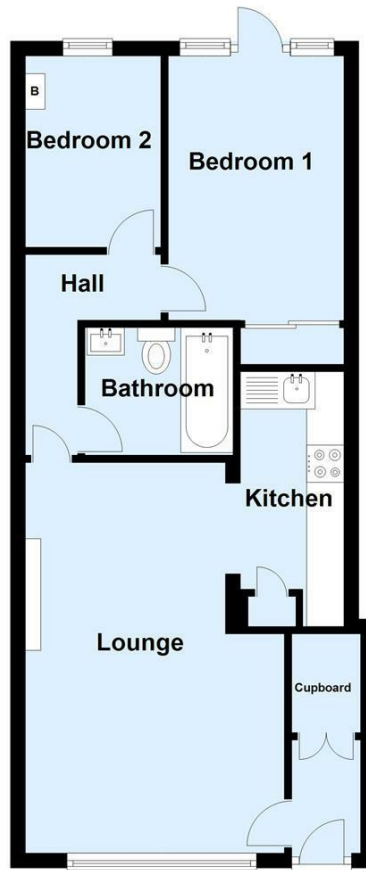
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



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