



**16 Whinbrook Court, Moortown, Leeds, LS17 5PW**

**Chain Free £146,000**

NO CHAIN & LONG 950+ YEAR LEASE - Ideal for first time buyers and investors. In this central Moortown location; on the major route into Leeds city centre. This is a two bedroom, one bathroom well presented first floor apartment. Fully uPVC double glazing and gas central heating system, EPC rating D.

Accommodation includes secure entrance to communal hallway, stairs to first floor, private entrance to hallway, spacious lounge, fitted kitchen, two double bedrooms, tiled bathroom with tub plus wall-mounted electric shower. Shared and on-street parking.

The property is well located on the junction of Scott Hall Road (A61) with King Lane and offers great access to Leeds city centre, North Yorkshire, Moortown and Roundhay.

## GROUND FLOOR

Secure door to

## COMMUNAL HALLWAY

Stairwell to

## FIRST FLOOR

Private entrance to apartment No 16

## HALLWAY



Storage and cloak cupboards

## LOUNGE

16'4" x 10'5" (5 x 3.2)



uPVC double glazed bay window, central heating radiator

## LOUNGE



## KITCHEN

9'6" max x 9'10" (2.9 max x 3)



Range of fitted units with corresponding work tops, plumbed for washing machine, space for freestanding fridge/freezer, cupboard housing gas-fired combi water and central heating boiler, stainless steel sink with mixer tap and drainer, electric hob with extractor above, built in oven, breakfast bar, uPVC double glazed window, central heating radiator

## BEDROOM 1

11'5" x 10'5" (3.5 x 3.2)



uPVC double glazed window, central heating radiator



## BEDROOM 2

10'5" x 7'2" (3.2 x 2.2)



uPVC double glazed window, central heating radiator

## BATHROOM

8'2" x 4'11" (2.5 x 1.5)



Ceramic tiled walls, panelled bath with wall-mounted electric shower, low WC, pedestal wash basin, uPVC double glazed window, central heating radiator

## OUTSIDE

Shared parking

## TENURE

Leasehold - 999 years from 1984 (approx 959 years remaining)  
Ground rent - £25 per annum  
Service charge currently £1090 per annum

## COUNCIL TAX

Band B

## HOW TO GET THERE

From Harrogate Road turn into King Lane where Whinbrook Court will be found on the left just before Scott Hall Road

## 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.

## Alan Cooke Estate Agents Ltd

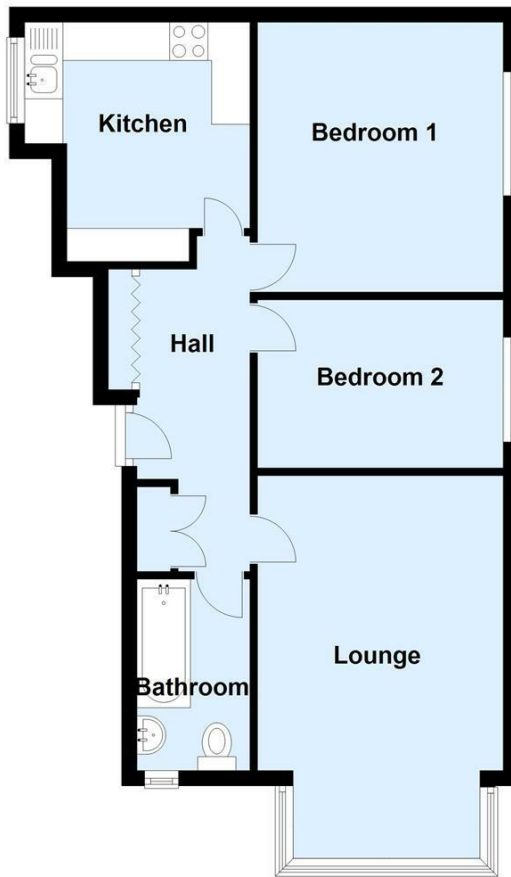
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**First Floor**  
Approx. 54.0 sq. metres (580.8 sq. feet)



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