



19 Blackmoor Court, Alwoodley, Leeds, LS17 7RS

Chain Free £169,950

NO CHAIN - A two bedroom second floor apartment in this very popular block in Alwoodley is readily available to purchase. With communal entrance way and stairs to upper floor the accommodation briefly comprises hallway, open living/dining room, fitted kitchen, bedrooms and bathroom.

Communal grounds with parking and garage. EPC rating D.

Set just off King Lane the property is ideally situated for swift access to Leeds city centre and benefits from local shops and restaurants in the immediate vicinity. Highly regarded schools are within walking distance.

GROUND FLOOR

Communal door with security audio entry system to:

COMMUNAL HALLWAY

Stairs to upper floors

SECOND FLOOR

Private door to apartment No 19 and store cupboard

HALLWAY

Central heating radiator, glazed door with side panel into dining room

BOILER CUPBOARD

Gas-fired 'combi' water and central heating boiler

OPEN LOUNGE/DINING ROOM

Comprising

DINING ROOM

9'2" x 8'10" (2.8m x 2.7m)



Central heating radiator, inset ceiling lighting

LOUNGE

14'1" x 9'10" (4.3m x 3.0m)



uPVC double glazed double windows pleasantly overlooking Alwoodley Village Green, central heating radiator

KITCHEN

8'6" x 7'10" (2.6m x 2.4m)



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, ceramic splash back tiling, uPVC double glazed window, plumbed for washing machine, plumbed for gas oven. Pantry store

BEDROOM 1

10'9" x 9'10" (3.3m x 3.0m)



uPVC double glazed windows to side and to front, built in wardrobes with sliding mirrored doors, central heating radiator



BEDROOM 2

9'6" x 7'10" (2.9m x 2.4m)



Central heating radiator, uPVC double glazed window

BATHROOM

7'2" x 5'6" (2.2m x 1.7m)



White suite of panel bath with wall mounted electric shower, low WC, vanity washbasin, uPVC double glazed window

STORE CUPBOARD

5'10" x 3'11" (1.8m x 1.2m)

Secure store room accessed via communal 2nd floor landing

OUTSIDE

Maintained grounds, shared parking

TENURE

Leasehold - 999 years

Ground rent & service charge combined is currently £1500 per annum

COUNCIL TAX

Band B

GARAGE



Number 10 garage is owned by apartment No 19

HOW TO GET THERE

From Harrogate Road turn into King Lane. Cross over the Ring Road, continue along and then turn right into King Drive where Blackmoor Court is situated on the left hand side

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.

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.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

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.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Second Floor

Approx. 59.4 sq. metres (639.7 sq. feet)

