



8 Harewood Court, 299 Harrogate Road, Moortown, Leeds, LS17 6PA

Chain Free £190,000

NO CHAIN - Centrally positioned for Moortown and Chapel Allerton's amenities and conveniently located by excellent bus routes, this is a two bedroom first floor apartment.

Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes ground floor communal access with stairs to the first floor. Private door to apartment into hallway, spacious lounge/dining room, fitted kitchen, two double bedrooms with built in wardrobes, bathroom and guest WC. Maintained grounds with parking and secure garage.

GROUND FLOOR

Secure door accessing apartments No 7 and 8. Stairs leading to the

FIRST FLOOR

Private entrance to apartment No 8

HALLWAY

Cloak cupboard, ceiling hatch access to the loft

LOUNGE/DINING ROOM

18'0" x 14'9" max (5.5 x 4.5 max)



uPVC double glazed window, central heating radiator, coving

LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



FITTED KITCHEN

10'9" x 11'1" (3.3 x 3.4)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, gas hob, gas-fired central heating boiler, double central heating radiator

BEDROOM 1

14'5" x 12'1" (4.4 x 3.7)



Built in wardrobes, uPVC double glazed window, central heating radiator



BEDROOM 2

11'5" max x 10'2" (3.5 max x 3.1)



uPVC double glazed window, central heating radiator, cupboard

BATHROOM

7'10" x 6'10" (2.4 x 2.1)



Cream suite of panelled bath with wall shower, low WC, pedestal wash basin, ceramic tiled walls, airing cupboard containing water immersion cylinder

GUEST WC

6'10" x 2'11" (2.1 x 0.9)

Low WC, uPVC double glazed window

OUTSIDE



Maintained grounds, parking and visitor parking bays

GARAGE



Accessible from driveway via Broomhill Drive. Secure garage (No 8) with up and over door

TENURE

Lease expires in 2976 (approx 951 years remaining) and each flat owner owns a share in the Freehold
Ground rent - Nil
Service charge - Currently £1040 per annum

COUNCIL TAX

Band C

HOW TO GET THERE

Harewood Court is located on Harrogate Road just south of the Moortown Corner junction with Street Lane

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

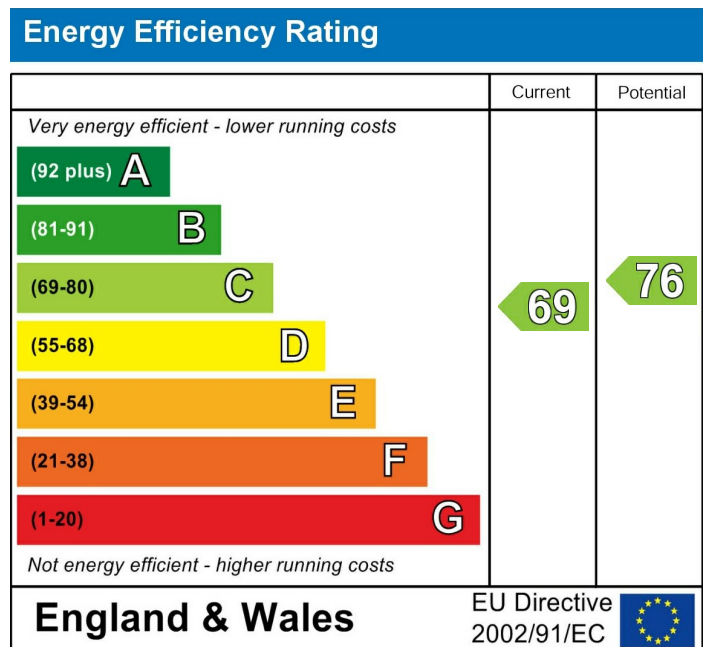
All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

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First Floor

Approx. 79.1 sq. metres (851.8 sq. feet)

