



**4 Wyncliffe Court, Moortown, Leeds, LS17 6HE**

**Chain Free £128,000**

No Chain - Centrally located in Moortown, this is a two bedroom first floor apartment with garage. Requiring some updating. uPVC double glazing and electric heating, EPC rating F.

Accommodation includes ground floor communal access to lobby with stairs to the first floor. First floor private access to apartment, hallway, spacious lounge and dining room, kitchen, two double bedrooms, white bathroom suite. Outside are maintained grounds, shared parking and a garage.

## GROUND FLOOR

uPVC double glazed door to

## COMMUNAL HALLWAY

Stairs to the

## FIRST FLOOR

Private entrance to apartment No 4

## HALLWAY

Store cupboard

## LOUNGE

19'0" x 10'9" (5.8m x 3.3m)



uPVC double glazed window, wood effect laminate flooring, electric storage heater

## LOUNGE



## KITCHEN

9'2" x 5'10" (2.8m x 1.8m)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, cupboard housing water immersion cylinder, uPVC double glazed window, ceramic tiled walls

## BEDROOM 1

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



uPVC double glazed window, built in wardrobes requiring repair, electric convection heater



## BEDROOM 2

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



uPVC double glazed window, electric convection heater

## BATHROOM

7'6" x 7'2" (2.3m x 2.2m)



White suite of panelled bath with wall shower, low WC, pedestal wash basin, uPVC double glazed window, ceramic tiled walls

## OUTSIDE

Maintained grounds

## GARAGE



With up and over door

## TENURE

Leasehold

## COUNCIL TAX

Band B

## HOW TO GET THERE

From Street Lane turn into Wynclyffe Gardens, turn left where the entrance to Wynclyffe Court will be found

## 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 - 06/11/2025

**Alan Cooke Estate Agents Ltd**

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# 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>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## First Floor

Approx. 53.3 sq. metres (573.7 sq. feet)

