



**23 Princess Court, Alwoodley, Leeds, LS17 8BY**

**£260,000**

A three bedroom first floor apartment offering convenient single-floor accommodation located in this proudly prestigious complex is available for purchase. Fully UPVC double glazed windows and gas central heating system.

Accommodation includes security entry into well-maintained communal hallways, automatic lift to all floors, private entrance to Apartment No 23, Spacious open plan living area incorporating dining room and fine lounge with balcony, fitted kitchen with well maintained units, bathroom with shower cubicle, Master bedroom with dual aspect alcove windows and built in wardrobes, second double sized bedroom. Private garage, shared parking bays, maintained grounds, resident caretaker to the complex.



## GROUND FLOOR

Video security entryphone to the

## COMMUNAL ENTRANCE

Reception area with stairs and lift to the:

## FIRST FLOOR

Lobby to 1st floor apartments, door to Apartment No 23

## ENTRANCE LOBBY

Coving, store cupboard, cupboard currently housing tall freezer (not included).

Glazed door into:

## OPEN SPACE LIVING AREA

Comprising

## DINING ROOM

12'9" x 9'10" (3.9m x 3.0m)



uPVC double glazed window, central heating radiator, arched opening into:

## DINING ROOM



## FINE LOUNGE

21'7" x 11'9" (6.6m x 3.6m)



Spacious lounge with 2 x double central heating radiators, uPVC double glazed door and side panels leading into balcony.

## FINE LOUNGE



## FINE LOUNGE





## BALCONY



## BALCONY



## FITTED KITCHEN

11'9" x 7'10" (3.6m x 2.4m)



Range of units of cream gloss doors and fronts with corresponding worktops, 1.5 bowl stainless steel sink with mixer tap and drainer, 4-ring electric hob with extractor above, built in oven, plumbed for washing machine, plumbed for dishwasher, wall mounted 2 gas-powered 'combi' central and water heating boiler, uPVC double glazed window into balcony.

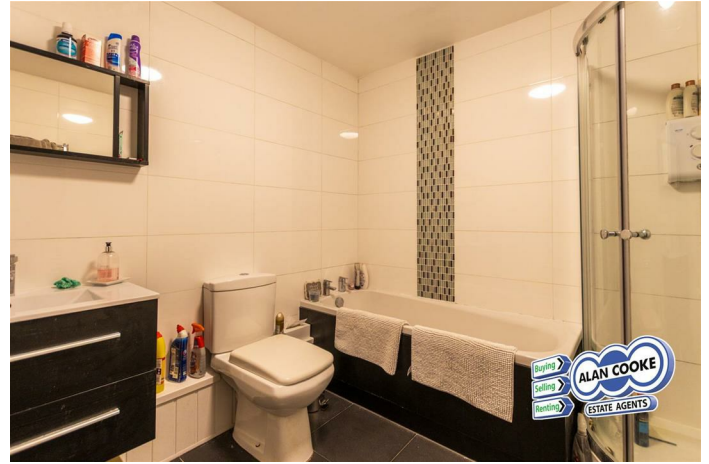
## INNER HALLWAY

Coving, central heating radiator

## SEPARATE WC

White ceramic low wc

## BATHROOM



White suite of panel bath, walk-in shower cubicle, low wc, ceramic tiled walls and floor, vanity washbasin with drawer cabinet, central heating radiator

## BEDROOM 1

16'4" x 11'9" (4.98m x 3.60m)



Generous range of built in wardrobes with sliding mirrored doors, dual aspect outlook with uPVC double glazed alcove windows, central heating radiator, coving





## BEDROOM 1



## GARAGE



## BEDROOM 2

11'9" x 8'10" (3.58m x 2.69m)



uPVC double glazed bay facing window, central heating radiator

## BEDROOM 3

9'6" x 8'10" (2.9m x 2.7m)



Central heating radiator, uPVC double glazed window

## OUTSIDE



Private garage included, maintained grounds, resident caretaker

## TENURE

Leasehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

Princess Court is accessed from the southbound carriageway of the A61 Harrogate Road, just before the roundabout with the Leeds Ring 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.

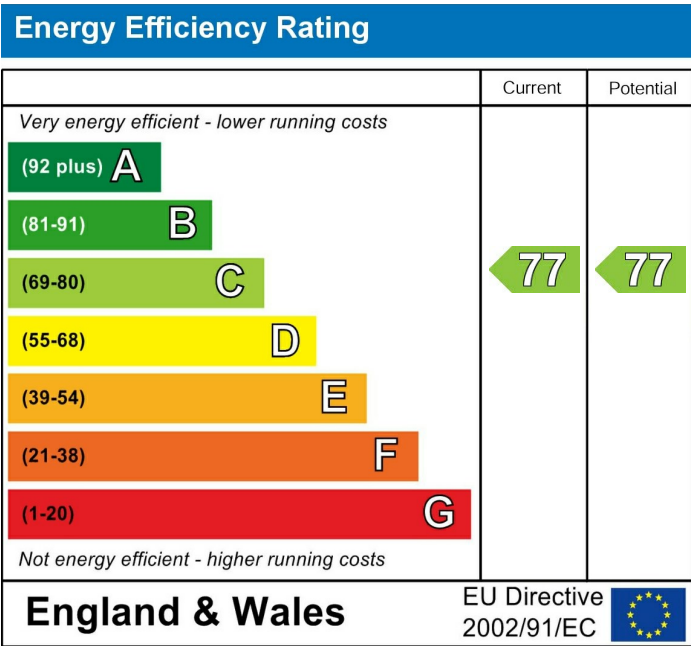
MEASUREMENTS

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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# FIRST FLOOR

Total floor area appx 1151 sq ft (106.9 sq m)

