



4 Chartwell Court, Alwoodley, Leeds, LS17 8AY

£179,000

Superbly located at Slaid Hill - most convenient for transport, supermarkets, restaurants and local amenities. Well placed for Moortown, Roundhay Park and open countryside. This is a good-sized two-bedroom first-floor apartment with a security entryphone system, a gas combi-fired central heating system and UPVC double glazing. EPC rating - TBC.

Accommodation comprises a communal reception, an entrance hall, a fine living room, a fitted kitchen, a shower room, and a main bedroom with built-in wardrobes. Maintained grounds, GARAGE.

GROUND FLOOR

Glazed door with security entry into:

COMMUNAL RECEPTION HALL

Stairs to first floor

FIRST FLOOR

Private door to Apartment No 4

HALL

Linen cupboard

LOUNGE

18'4" x 9'10" (5.6m x 3.0m)



2 x uPVC double glazed windows, central heating radiator, inset ceiling lighting

LOUNGE



KITCHEN

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



Range of fitted units with corresponding worktops, stainless steel 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, gas-fired 'combi' central and water heating boiler, uPVC double glazed window, built in oven, gas hob with extractor hood above.

BEDROOM 1

13'1" max x 11'9" (4.0m max x 3.6m)



uPVC double glazed window, central heating radiator, built in wardrobes with sliding mirrored doors

BEDROOM 2

10'5" x 7'10" (3.2m x 2.4m)

uPVC double glazed window, central heating radiator



SHOWER ROOM

8'6" x 6'10" (2.6m x 2.1m)



Walk-in shower cubicle, low wc, pedestal washbasin, pedestal washbasin

OUTSIDE



Maintained grounds, shared parking

GARAGE

With up and over door

TENURE

The vendor has advised that he owns a share of the freehold.

COUNCIL TAX

Band C

HOW TO GET THERE

Approached from Shadwell Lane at Slaid Hill, cross over the lights towards Shadwell village where Chartwell Court will be found on the left hand side

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.

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.

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.

Alan Cooke Estate Agents Ltd

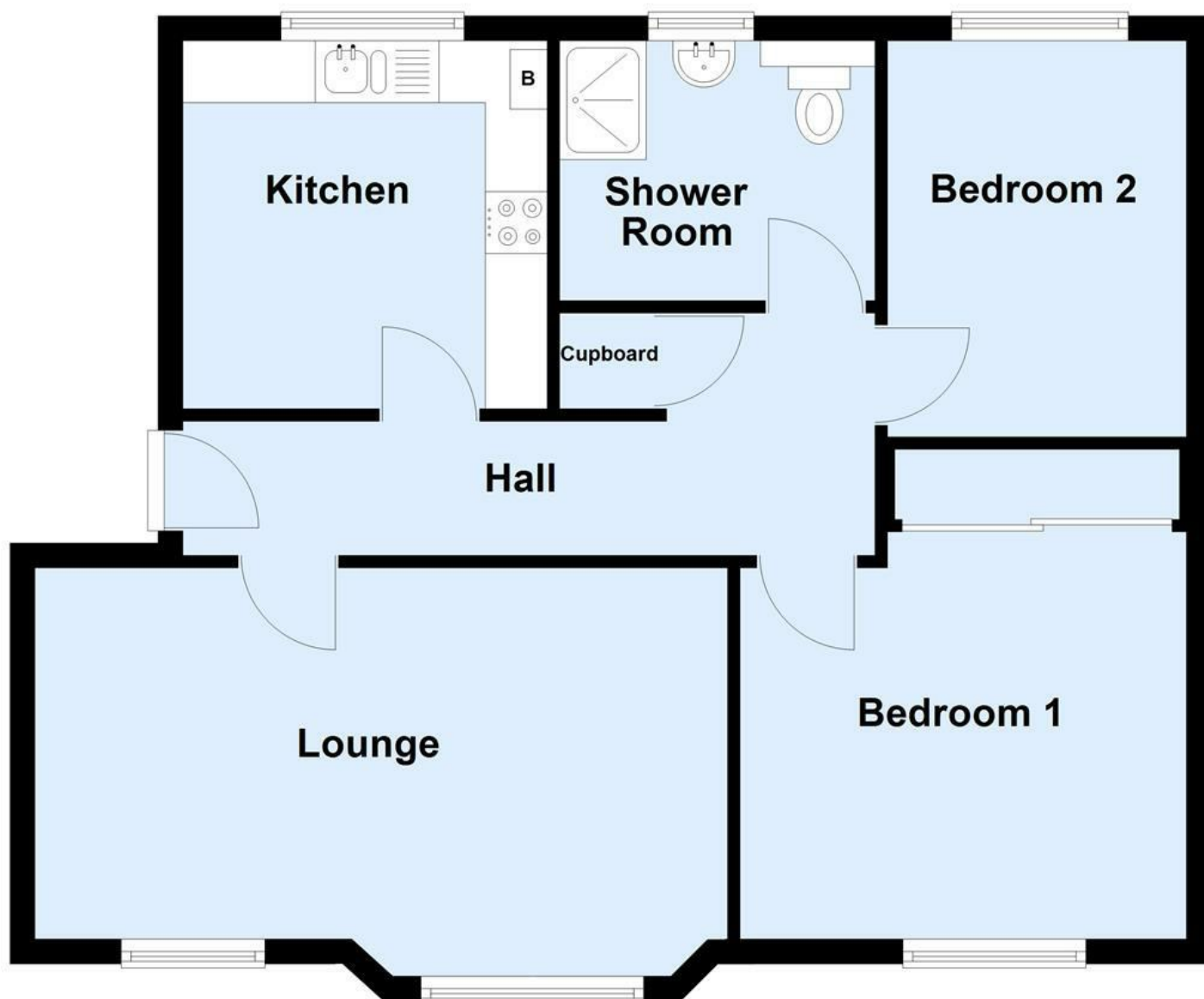
Incorporated in England 6539351

Energy Efficiency Rating

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

Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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