



**8 Whinbrook Court, Leeds, LS17 5PW**

**Chain Free £115,000**

NO CHAIN & LONG LEASE (900y+) - Ideal for first time buyers & investors - central Moortown location - on the major route into Leeds City Centre. This is a one bedroom one bathroom, well presented first floor apartment. Fully UPVC double glazing and gas combi central heating. Council Tax Band A, EPC Rating C.

Accommodation includes secure entrance to communal hallway, stairs to first floor, private entrance to hallway, lounge, fitted kitchen, double bedroom, bathroom suite with tub plus wall-mounted shower. maintained grounds & street parking.

The property is well located on the junction of Scott Hall Road (A61) with King Lane and offers great access to Leeds City Centre, North Yorkshire, Moortown & Roundhay.

## GROUND FLOOR

Secure uPVC double glazed door leading to Communal Hallway  
Stairs to first floor

## FIRST FLOOR

Private entrance to apartment No 8

## HALL

Cupboard containing a gas-fired 'combi' central and water heating boiler, utility cupboard

## LOUNGE

16'0" x 10'9" (4.9m x 3.3m)



uPVC double-glazed bay window to front, feature fireplace around gas 'living-flame' fire, central heating radiator

## KITCHEN

9'2" x 9'6" (2.8m x 2.9m)



Range of fitted units with corresponding worktops, plumbed for washing machine, built in oven, gas hob with extractor above, uPVC double glazed window, central heating radiator

## BEDROOM

12'9" x 10'9" (3.9m x 3.3m)



uPVC double glazed window, central heating radiator

## BATHROOM

8'6" x 4'11" (2.6m x 1.5m)



White suite of panel bath with wall shower, low wc, pedestal washbasin, uPVC double glazed window

## OUTSIDE

Maintained grounds, street parking.

## TENURE

Leasehold  
Remaining term : 958 years from 2026  
Ground Rent: £25 pa  
Service Charge: £1,164.90 pa

## COUNCIL TAX

Band A

## EPC

Rating C

## DIRECTIONS

From Harrogate Road, turn into King Lane where Whinbrook Court will be found on the left just before Scott Hall Road.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and



therefore no guarantee can be given that they are in working order.

### 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

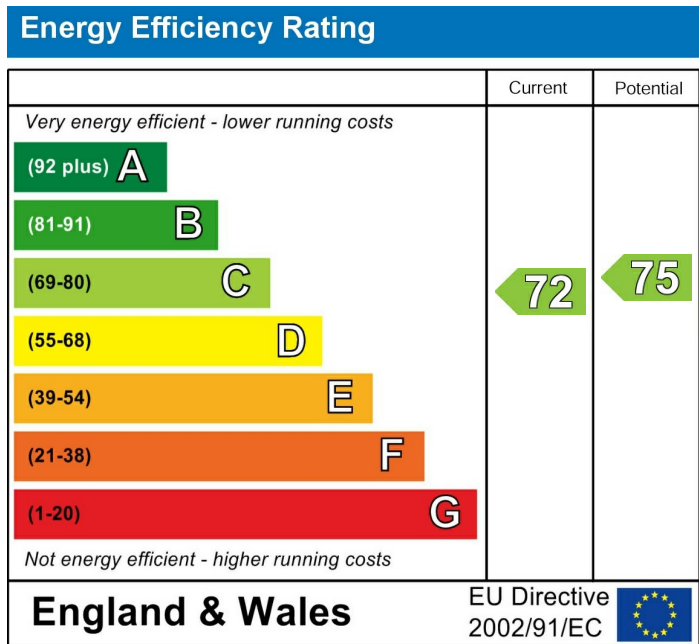
All measurements quoted are approximate.

### 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



### First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)

