



Flat 8, Woodlands The Spinney, Leeds, LS17 6TQ

Chain Free £50,000

NO CHAIN - PRICED TO SELL. This is a one bedroom ground floor retirement apartment in this very popular back off Street Lane. Facilities include residents lounge, laundry, guest suite, wardens office, maintained and pleasant gardens, entry phone, lift to upper floors, Careline emergency alert system, off-peak heating and double glazing. Accommodation includes hall, lounge with south facing garden views, fitted kitchen, double sized bedroom with built in wardrobes, Bathroom. Purchaser must be over 60 years of age. EPC rating: C

GROUND FLOOR

Security entry phone system to:

COMMUNAL ENTRANCE

Automatic lift to all floors
Beautiful residents lounge
Communal laundry
Bookable guest suite
Wardens office

Private Door to Apartment No 8:

HALL

Built in cloak cupboards, security handset

LOUNGE

10'2" x 17'4" (3.1m x 5.3m)



Electric storage heater, uPVC double glazed south facing window overlooking gardens, coving

KITCHEN

6'7" x 7'8" (2.02m x 2.36m)



Range of fitted units of wood doors and corresponding worktops, stainless steel 1.5 bowl sink with mixer tap and drainer, ceramic splash back tiling

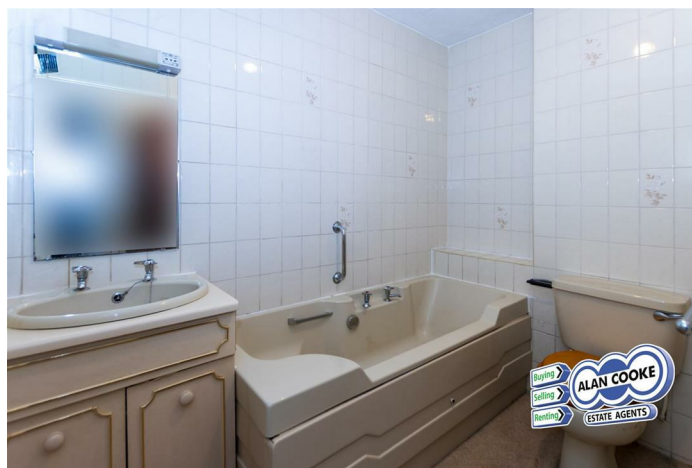
DOUBLE BEDROOM

9'0" x 13'7" (2.75m x 4.16m)



With built in wardrobes, electric storage heater, uPVC double glazed window with views overlooking garden

BATHROOM



Suite of panel bath, low wc, pedestal washbasin, ceramic tiled walls

OUTSIDE



Maintained grounds, shared parking, garages are available on a rental basis



OUTSIDE



TENURE

Leasehold

Term - awaiting confirmation by the vendor.

COUNCIL TAX

Band B

EPC

Rating C

DIRECTIONS

From our office on Moortown corner, turn into Street Lane where the Woodlands are 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	71	82
(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. 41.6 sq metres (448.2 sq. Feet)

