



997a Scott Hall Road, Moortown, Leeds, LS17 6HJ

£155,000

***** REDUCED BY £10,000 *** NO CHAIN *** 2 BED 1st FLOOR FLAT WITH GARAGE *****

Attractive Georgian style two bedroom first floor apartment having an excellent location very convenient for Moortown's amenities. The property comprises: private entrance, most spacious living area, superb fitted kitchen, built in wardrobes, white bathroom, UPVC double glazing, electric heating. Maintained grounds and garage. EPC Rating - E



GROUND FLOOR

PRIVATE ENTRANCE

UPVC double glazed door, laminate floor, staircase to the:

FIRST FLOOR LANDING

UPVC double glazed door to the:

SPACIOUS LIVING AREA



Which comprises:

LOUNGE

21'5" x 10'5" (6.55m x 3.20m)



Coving, inset lighting, electric panel heater, feature marble fire surround with gas living fire, UPVC double glazed window

DINING AREA

10'7" x 7'3" (3.23m x 2.21m)



SUPERB FITTED KITCHEN

10'7" x 7'3" (3.23m x 2.21m)



Very good range of units with wood grained doors and dark marble effect worktops, stainless steel sink, built in oven and hob, wall tiling, plumbed for washing machine, ducted for dryer, laminate floor, UPVC double glazed window

INNER HALL

Pull down ladder to storage loft



BATHROOM



White suite of panelled bath with shower above, shower screen, vanity washbasin, low WC, completely wall tiled, inset lighting, laminate floor, electric convection heater, UPVC double glazed window

BEDROOM 1

14'9" x 10'7" (4.50m x 3.23m)



Laminate floor, electric panel heater, built in wardrobes, dressing table and cupboards, inset lighting, coving, UPVC double glazed window

BEDROOM 2

10'5" x 10'5" (3.20m x 3.18m)



Laminate floor, built in wardrobes, cupboards and dressing table, electric panel heater, UPVC double glazed window

OUTSIDE



Maintained grounds, garage

TENURE

Leasehold- 999 years from 15th November 1971 (951 years remain)

Ground Rent & Service Charge combined currently £1200 Per Annum

HOW TO GET THERE

Situated towards the very end of Scott Hall Road, just before Harrogate Road.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

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.

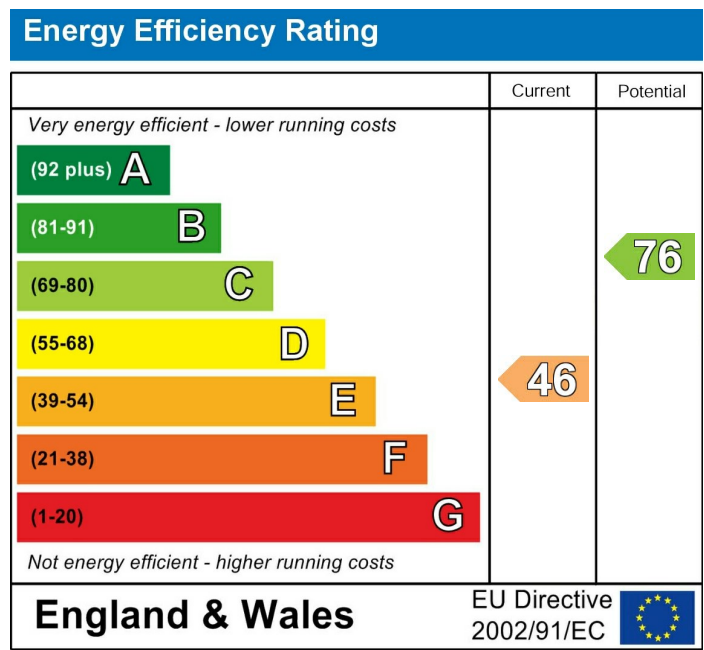
FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 21/10/19

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



First Floor
 Approx. 70.4 sq. metres (757.3 sq. feet)

