



**17 The Moorings, Harrogate Road, Alwoodley, Leeds, LS17 8EN**

**Chain Free £420,000**

**NO CHAIN** - Having truly inspirational private balcony views over recreations grounds, this is a unique opportunity to purchase a really exceptional luxury apartment in this highly regarded secure development off Harrogate Road.

Accommodation includes video entryphone system, electronically opened main gates, gas central heating system, double glazing, lobby, reception hall with guest WC, spacious open lounge/dining room with superb private balcony overlooking playing fields, fitted breakfast kitchen, master bedroom with wardrobes and en-suite bathroom, second bathroom with wardrobes and en-suite shower room. Maintained grounds, secure underground garaging. EPC rating C.

The complex benefits from a permanent on-site caretaker ensuring all aspects of interior and grounds maintenance is immediately attended to.



## GROUND FLOOR

Steps up to

### COVERED ENTRANCE FOYER



Security video entryphone to

### COMMUNAL RECEPTION

Well-maintained and regularly cleaned interiors, all carpeted. Internal access to elevator and stairs to the basement garage and upper floors

### FIRST FLOOR

#### LANDING

Private door to apartment no 17

#### ENTRANCE LOBBY

Coving

#### RECEPTION HALL



Central heating radiator, cloaks cupboard, coving

#### GUEST WC

Low WC, pedestal wash basin

## SPACIOUS OPEN PLAN LIVING & DINING ROOM

22'11" x 16'8" max (7.0 x 5.1 max)



Accessed via glazed double doors and enjoying private views over the recreation grounds. Three double central heating radiators, coving, two sliding double glazed doors leading to the balcony

## SPACIOUS OPEN PLAN LIVING & DINING ROOM



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## FITTED BREAKFAST KITCHEN

11'1" x 13'5" max (3.4 x 4.1 max)



## SPACIOUS OPEN PLAN LIVING & DINING ROOM



Range of units with wood doors and fronts and corresponding work tops, integrated fridge/freezer, built in double oven, electric hob with extractor above, plumbed for dishwasher and washing machine, store cupboard, wall mounted gas-fired combi water and central heating boiler, ceramic tiled walls, double central heating radiator, south facing double glazed window

## BEDROOM 1

17'4" max x 10'9" (5.3 max x 3.3)



## LARGE BALCONY

17'4" x 6'2" (5.3 x 1.9)



East facing private aspect over recreation grounds, iron railing surround

Generous range of built in wardrobes, double central heating radiator, double glazed window with private aspect over playing field

## EN-SUITE BATHROOM

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

Panelled bath, vanity wash basin, low WC, wall tiling, central heating radiator, store cupboard





## BEDROOM 2

16'8" max x 10'9" (5.1 max x 3.3)



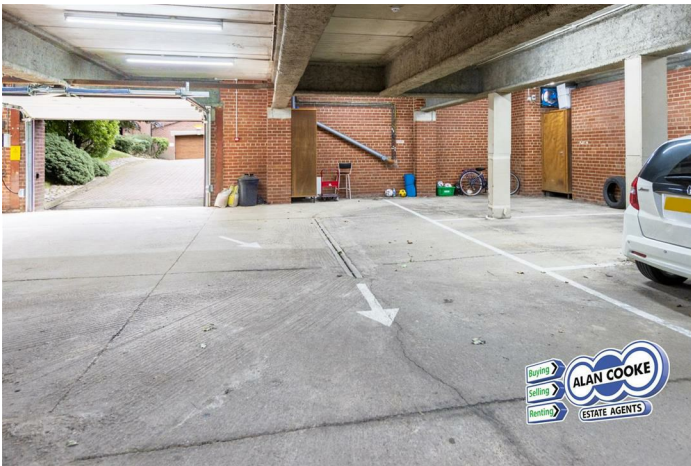
Built in wardrobes, double central heating radiator, double glazed window

## EN-SUITE SHOWER ROOM

6'2" x 5'6" (1.9 x 1.7)

Walk in shower cubicle, pedestal wash basin, low WC, central heating radiator

## BASEMENT GARAGE



Allocated parking bay in maintained underground parking floor accessible via remote controlled door and via lift/stairs to the upper floors. Private store cupboard

## OUTSIDE



Maintained grounds, automatic remote controlled high entry gates with video entryphone

## OUTSIDE



## OUTSIDE





## OUTSIDE



## OUTSIDE



## OUTSIDE



## TENURE

Leasehold - 248 years remaining  
Ground Rent - Nil  
Service Charge - Currently £3827.76

## AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be allowed.

## COUNCIL TAX

Band F

## HOW TO GET THERE

The Moorings is located on the south-bound side of the A61 Harrogate Road, adjacent to the Lord Darcy public house

## 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

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	