



**Fairfield Court, Alwoodley, Leeds, West  
Yorkshire, LS17**

**Asking Price £240,000**

**ManningStainton**

*helping people move*





Stunning two bedroom two bathroom top floor apartment located in an exclusive development on Harrogate Road with allocated parking and gardens

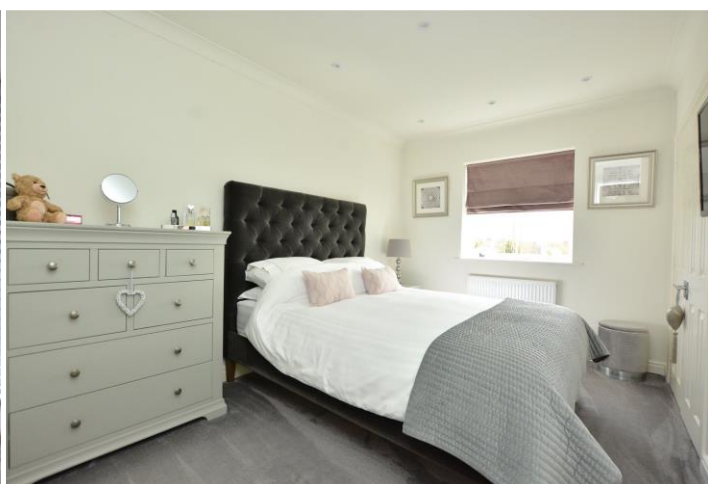
This superb apartment has been completely refurbished throughout and benefits from new windows, new radiators, spot lighting, a new kitchen and two recently installed bathrooms.

The property briefly comprises; Communal entrance with entry phone system, entry porch, hallway with two large storage cupboards. Spacious new kitchen diner with tiled floor, oven and hob. Beautiful living room.

Master bedroom with built in wardrobes, TV aerial point and stunning ensuite with dual headed, waterfall effect shower and shaver point. Second double bedroom with fitted wardrobes and aerial point. Gorgeous fully tiled house bathroom with dual headed power shower and shaver socket.

The property also benefits from loft space. The property is conveniently located being within easy vehicular access to the extensive amenities of Moortown Corner and Street Lane. The further amenities at the Moor Allerton complex, including Sainsbury's, are also within easy vehicular access, as is the David Lloyd leisure centre opposite on the Ring Road. Leeds City Centre is also easily accessible via frequent public transport links and there are a variety of golf courses and good schools for all ages within the area.

Early viewing highly recommended



**Top Floor**  
Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE  
Plan produced using PlanUp.

**Tenure:**

Leasehold  
Service Charge: £1,200 per annum  
Ground Rent: £89 per annum  
Years Remaining: 968

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. \*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

**Council Tax Band:**

D

**Viewing:**

By appointment only through our Moortown branch.

**Agents Notes:**

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



