



Stoneacre
Properties

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BUY SELL RENT MANAGEMENT FINANCE LEGAL



The Moorings, Harrogate Road, LS17 8EN

£365,000

*** INCREDIBLY SPACIOUS GROUND FLOOR APARTMENT IN DESIRABLE LS17 GATED DEVELOPMENT - NO ONWARD CHAIN *** Stoneacre Properties are delighted to offer for sale this fantastic ground floor apartment, occupying a prime position in this extremely sought after development in LS17. The property is offered for sale with no onward chain, with the accommodation briefly comprising; secure communal entrance, entrance hall, spacious lounge-diner with balcony, kitchen, and two double en-suite bedrooms. Externally the property benefits from gated access from Harrogate Road to the beautifully landscaped, leafy communal gardens and visitors parking, along with a private space in the underground parking facility. There is the added benefit of an on-site caretaker.

- EXCLUSIVE DEVELOPMENT
- 2 DOUBLE BEDROOMS
- 2 EN-SUITES
- DESIRABLE LS17 LOCATION
- GATED DEVELOPMENT

COMMUNAL ENTRANCE

Secure communal entrance, lift access to underground parking.

ENTRANCE HALL

Spacious hallway with intercom entry phone, central heating radiator, utility cupboard plumbed for washing machine, large store/coats cupboard, alarm panel.



LOUNGE-DINING

Generous reception room with two sets of French doors providing access to balcony, additional double glazed window, three central heating radiators.



KITCHEN

Featuring a range of white wall and base units with complementary worksurfaces and tiled splashback, stainless steel sink drainer, integrated oven, four ring gas hob and extractor hood, integrated dishwasher, space for freestanding fridge freezer, double glazed window overlooking the communal gardens, cupboard housing central heating boiler, central heating radiator.



MASTER BEDROOM

Spacious master bedroom having a range of fitted furniture including wardrobes and bedside tables, double glazed window, central heating radiator, door to en-suite.



MASTER EN-SUITE

Suite comprising bath, walk in shower cubicle, WC, wash hand basin, central heating radiator.

BEDROOM TWO

Second double bedroom having fitted wardrobes, double glazed window, central heating radiator, door to en-suite.



EN-SUITE

Suite comprising walk in shower cubicle, WC, wash hand basin, central heating radiator.



EXTERNAL

The property benefits from gated access from Harrogate Road to the beautifully landscaped, leafy communal gardens and visitors parking, along with a private space in the underground parking area. There is the added benefit of an on-site caretaker.

LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 93 years remaining. The current service charge is approximately £3,500 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

