CORNERSTONE

23 Princess Court, Alwoodley, Leeds, LS17 8BY

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23 Princess Court

£240,000

Offered with no onward chain, this is an excellent opportunity for buyers seeking a smoother purchase.

Cornerstone are delighted to offer for sale 23, Princess Court, Alwoodley, Leeds, LS17 8BY — a spacious first-floor, three double bedroom apartment situated in the highly sought-after suburb of Alwoodley.

The development is accessed off Harrogate Road on the south bound carriageway and enjoys a prime position within walking distance of Moortown, one of North Leeds desirable and well-served areas. Moortown is particularly renowned for its excellent amenities, including the ever-popular Marks & Spencer Food Hall, ideal for those who appreciate quality food and everyday convenience. The area also offers a wide range of shops, cafés, and essential services, creating a vibrant and practical place to live.

Princess Court itself is an immaculately maintained development set within beautifully landscaped communal gardens. With flowing garden areas to enjoy and make the most of the sunshine throughout the day in the warmer months. The gardens are a true highlight, offering a peaceful setting to relax outdoors. For more private enjoyment, the apartment benefits from an east-facing balcony accessed via French doors from the sitting room.

The property also includes a private garage with electricity (the cost of this electricity is included within the service charge), providing secure parking or valuable additional storage. There is also ample communal parking available within the development.

Internally, the communal hallway is well presented and welcoming, with lift and staircase access to the first floor. The apartment opens into a spacious and neutrally decorated entrance hall with two storage cupboards. From here, doors lead to the impressive open-plan sitting and dining room, as well as an internal hallway that provides access to the three double bedrooms, family bathroom, and a separate W.C.

The open-plan sitting and dining room is particularly generous, currently arranged to include a comfortable sitting area, dining space, and a snug area that flows into the kitchen. French doors open onto the private balcony, allowing plenty of natural light to fill the space. The kitchen offers ample cupboard and worktop space, tiled splash backs, an integrated oven and hob with extractor, dishwasher, and space for additional appliances.

All three bedrooms are well-proportioned doubles. The principal bedroom is especially impressive, featuring large windows and two substantial fitted wardrobes with mirrored sliding doors. The second bedroom is another good-sized room, currently accommodating twin beds, while the third bedroom is also a comfortable double.

The fully tiled family bathroom comprises a bath, separate shower enclosure, wall-mounted sink with vanity storage, and a toilet. A separate W.C. adds further practicality, particularly for guests.

Being offered with no onward chain is a significant advantage, meaning there is no dependent purchase linked to this sale. This allows for a faster, more straightforward transaction with less risk of delays — ideal for buyers looking for certainty and efficiency.

The location is a standout feature. The apartment is within walking distance of Moortown Park, perfect for outdoor leisure or for somewhere for children to have fun. Excellent public transport links along Harrogate Road provide easy access into Leeds City Centre, a thriving hub known for its extensive shopping, financial and business districts, restaurants, nightlife, and cultural attractions — making it one of the most dynamic city centres in the UK.

The property is also well positioned for travel to Harrogate, a popular spa town offering boutique shopping, historic charm, and beautiful surroundings. Additionally, the nearby Leeds Ring Road can be accessed with ease, providing excellent connectivity to surrounding areas and major road networks.

In summary, this apartment offers generous living space within a peaceful, well-maintained development, combined with outstanding local amenities and superb transport links — an ideal balance of tranquility and convenience.

Viewing is a must and we look forward to hearing from you.

Important Information
Tenure - Leasehold.

Lease Term - 995 years from the 28th January 1971.

Service Charge including Buildings Insurance, Ground Rent, Garage Electricity and Water Rates - £298.00 per month.

Managing Agent - Handley Gibson.

Council Tax Band C.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftor(s)) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavor to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Total Area: 104.4 m² ... 1124 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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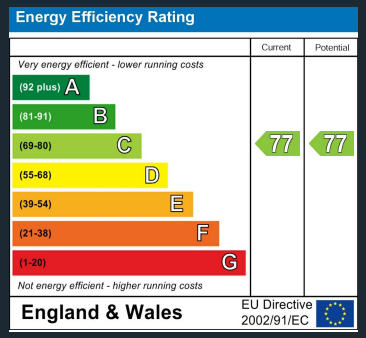

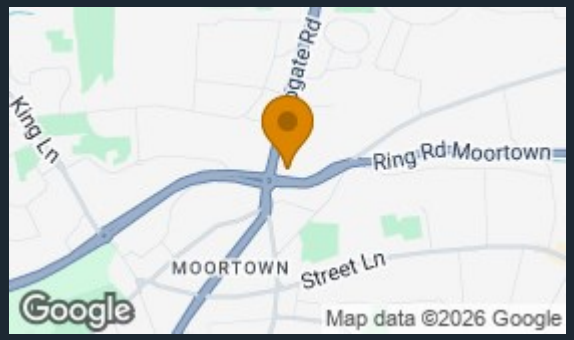

The Property Ombudsman

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