CORNERSTONE

4 Kingsway Court, Moortown, Leeds, LS17 6SS







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4 Kingsway Court

£170,000

Introduction

Harrogate Road, Moortown, Leeds, LS17 6SS

No onward chain.

Cornerstone are delighted to offer for sale this spacious two bedroom first floor apartment, positioned within the established Kingsway Court development, just off Harrogate Road in the highly sought-after north Leeds suburb of Moortown.

The property offers well proportioned accommodation throughout, including a generous sitting room, a separate fitted kitchen, two good sized bedrooms, a bathroom, a separate WC and plenty of excellent built-in storage. A particularly valuable feature is the property's private lock up garage, providing useful additional storage.

Offered for sale with no onward chain, this apartment represents an excellent opportunity for first-time buyers, downsizers, professionals or anyone looking for a spacious and conveniently positioned home in north Leeds.

Moortown and North Leeds

Moortown is one of north Leeds most popular residential areas, offering an attractive balance between suburban living and convenient access to Leeds city centre.

Kingsway Court is located just off Harrogate Road, placing an excellent selection of everyday amenities, transport connections and neighbouring suburbs within easy reach. Harrogate Road is one of the principal routes through north Leeds and is served by regular bus services, making the location particularly practical for those commuting into the city centre or travelling across the wider Leeds area.

To the north is Moortown which has plenty of amenities on hand including a Marks and Spencer Food Hall, number of cafes, bars and much more.

To the south is nearby Chapel Allerton has become one of Leeds' most fashionable and vibrant suburbs, renowned for its excellent collection of independent cafes, restaurants, bars and shops. It also offers a strong community atmosphere, creative venues and convenient transport connections into the city.

The area is also well placed for the green open spaces of Roundhay Park. Extending across more than 700 acres, the park offers lakes, woodland, gardens, walking routes and recreational space, making it one of the most impressive outdoor attractions in Leeds.

For everyday shopping, the Moor Allerton Centre includes a large Sainsbury's supermarket, Argos, Costa and a growing selection of retailers. David Lloyd Leeds is also within the wider area, offering a gym, indoor and outdoor swimming pools, tennis facilities, fitness classes and spa amenities.

This combination of convenient shopping, green space, popular neighbouring suburbs and straightforward access into Leeds city centre continues to make Moortown a desirable location for buyers of all ages.

The Apartment
The apartment is situated on the first floor of the development.

Once inside, you step into an entrance vestibule which then leads into the hallway providing access to kitchen, sitting & dining room, principal bedroom, bedroom two, a sperate W.C. and the bathroom.

The sitting & dining room is a particularly generous reception space, with a large window allowing plenty of natural light into the room. Its proportions provide ample space for a comfortable seating arrangement, television furniture and a dining table if required.

The separate kitchen is fitted with a range of white wall and base units, glazed display cabinets, contrasting work surfaces and tiled splashbacks. There is space for a freestanding cooker, washing machine, dishwasher and fridge freezer. A large window gives the room a bright and pleasant feel, while the generous floor area offers space for additional freestanding furniture or a small breakfast table.

Bedrooms and Bathroom
The apartment has two well-proportioned double bedrooms.

The principal bedroom is a spacious and naturally bright room with windows to two elevations, allowing plenty of daylight into the space. The room also benefits from built-in wardrobes and offers ample space for a large bed and additional bedroom furniture.

The second bedroom is another generous room with a wide window, and built-in storage. It would work equally well as a guest bedroom, home office or combined study and occasional bedroom.

The bathroom comprises a bath with a shower above and a pedestal wash basin. A separate WC is located next to the

Garage
A significant benefit of the property is its private lock up garage, positioned within the development.

The garage provides a secure space for storage and would work well for bicycles, tools, or general storage.

No Onward Chain
The apartment is offered for sale with no onward chain.

This means the seller is not relying upon the purchase of another property before the sale can proceed. Although all transactions remain subject to the usual conveyancing process, the absence of an onward purchase can reduce uncertainty and may help provide a more straightforward route towards exchange and completion.

In Summary
4 Kingsway Court is a spacious and well-positioned two-bedroom apartment offering good sized rooms, excellent storage and the valuable addition of a private garage.

Its first-floor position, convenient location just off Harrogate Road and proximity to Moortown, Chapel Allerton, Roundhay Park and Leeds city centre make it an attractive option for a broad range of buyers.

An internal viewing is highly recommended to appreciate the size, layout and potential of this well-located north Leeds apartment.

Important Information
TENURE - LEASEHOLD.

Leasehold Term - 100 years from the 26th November 2015. 89 years remaining at time of print.

Service Charge including Buildings Insurance approximately - £150.00 per month.

Ground Rent - Currently £282.00 per annum.

Managing Agent - Adair Paxton

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended),













Ground Floor

Total Area: 86.4 m² ... 929 ft²

All measurements are approximate and for display purposes only

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 £36.00 (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 endeavour 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.

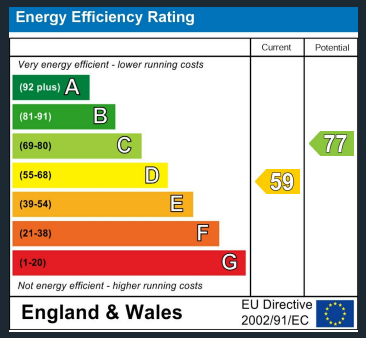
3. Measurements: These approximate room sizes are only intended as general guidance.

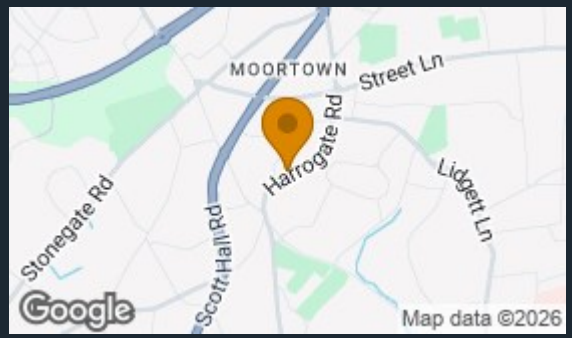
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority
Leeds City Council

Council Tax Band
B

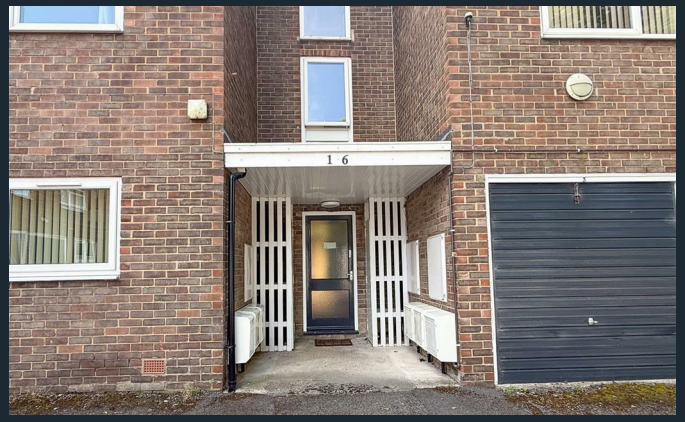




The Property Ombudsman







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