



# 26 INGLEDEW COURT, LEEDS LS17 8TP

## Asking price £120,000

### FEATURES

- 2 Double Bedroomed Flat, Both With Fitted Wardobes
- Light And Airy Sitting Room & Dining Area
- White Three Piece Bathroom With A Shower Over The Bath
- EPC Rating C / Tenure Leasehold / Council Tax Band B
- Located On The First Floor
- Kitchen With Built In Electric Oven & Hob. Other Appliances Available
- Residents Car Park And Communal Landscaped Gardens
- Offered With No Onward Chain



SHANKLAND  
 BARRACLOUGH  
ESTATE AGENTS

# Two Bedroomed First Floor Flat - With No Onward Chain

Welcome to this charming first-floor apartment located in the desirable Ingledew Court. This delightful property features two equally sized double bedrooms, both equipped with fitted wardrobes, providing ample storage space. The apartment boasts a light and airy atmosphere, making it a perfect retreat for those seeking comfort and tranquillity.

The well-proportioned reception room offers a welcoming space for relaxation and entertaining, while the three piece house bathroom ensures convenience for daily living. One of the standout features of this property are the large windows that look out over the beautiful communal gardens, which provide a serene outdoor space for residents to enjoy. Additionally, the residents' car park offers the convenience of secure parking, a valuable asset in this bustling area.

Situated in close proximity to Moortown's excellent amenities, this apartment is ideally placed for easy access to shops, cafes, and local services, making it perfect for both first-time buyers and those looking to downsize. The property is offered with the advantage of having no onward chain, allowing for a smooth and efficient purchase process.

This apartment presents an excellent opportunity to acquire a lovely home in a sought-after location. Do not miss the chance to make this delightful property your own.

To arrange your viewing, please call Shankland Barraclough Estate Agents.

## Location and Amenities

The property is conveniently situated for easy access to the Leeds outer Ring Road, the extensive amenities at Moortown Corner, Street Lane and the Sainsbury's complex on King Lane, together with the David Lloyd leisure centre opposite. Access to Leeds city centre is easily accessible with frequent public transport links.

## The Accommodation...

The accommodation with ELECTRIC STORAGE HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

With access to the stairs and a lift to the second floor allowing you to walk down one flight of stairs to the flat.

### First Floor

#### Private Entrance Hallway

With a security intercom entrance system for the communal doors on the ground floor to save you having to go down each time someone is visiting or delivering to you. Deep built in storage cupboard and an electric storage heater.

#### L Shaped Sitting Room & Dining Area 19' max x 18'4" max (5.79m max x 5.59m max)

A lovely light and airy reception room with a full bank of windows looking out over the gardens. Two electric storage heaters.

#### Kitchen 10' max x 9'3" (3.05m max x 2.82m )

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and hob. White goods also available.

#### Bedroom 1. 14'1" x 9'3" (4.29m x 2.82m)

Fitted wardrobes, storage heater and a window.

#### Bedroom 2. 14'1" x 9'3" (4.29m x 2.82m)

Fitted wardrobes, storage heater and a window.

### Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level w.c. Complemented by tiled walls, an extractor fan and a heated towel rail.

### Gardens & Parking

The flats at Ingledew Court enjoy the use of lovely fully managed landscaped gardens, predominately laid to lawn. There is also a large secure car park for use by resident owners.

### Tenure, Services And Parking

Tenure: Leasehold - Remainder of a 999 year lease which commenced October 1982, so approximately 956 years remaining. The annual service charge for 2025/26 is £2100 per annum, paid over a 12 month period. The ground rent is included within this charge.

Mains electric, water and sewerage are connected. There is no gas to the flats.

Parking: Communal residents car park.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### **Council Tax**

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### **Flood Risk Summary**

Surface Water - Very Low  
Rivers & Sea - Very Low

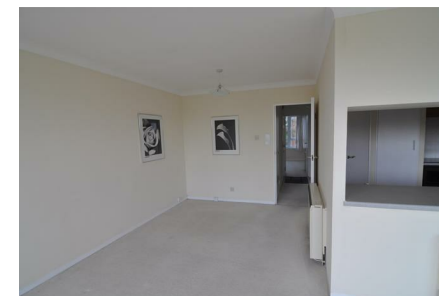
For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### **Opening Hours**

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Offer Acceptance & AML Regulations**

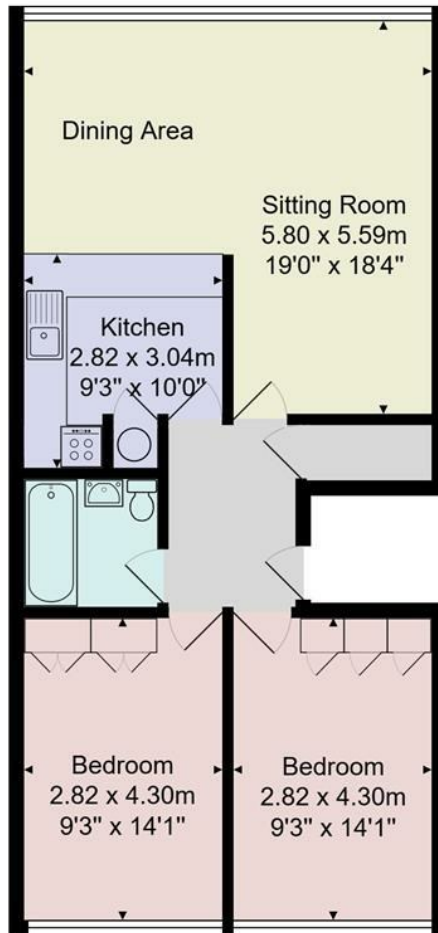
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 70.5 m<sup>2</sup> ... 759 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

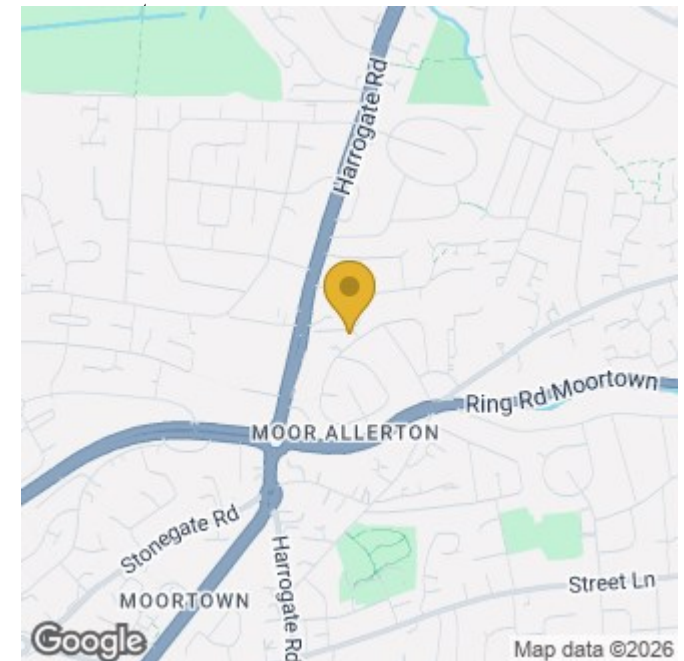
**T: Call us on 01943 889010**

**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**

**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the



**SHANKLAND**  
**BARRACLOUGH**  
ESTATE AGENTS