

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

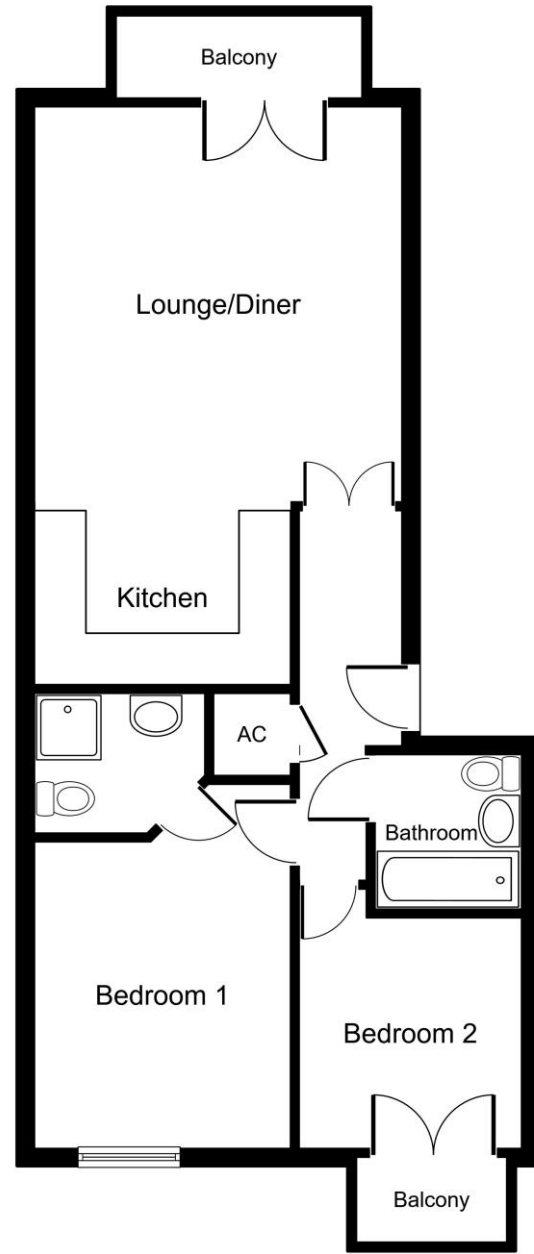
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared April 2024

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



NOT TO SCALE For layout guidance only



Leeds ~ 4 Ellies Court, 346 Shadwell Lane, LS17 8AL

A surprisingly spacious two-bedroom first floor apartment set in an exclusive and desirable gated development just off Shadwell Lane giving excellent access to Leeds City Centre and surrounding areas. No onward chain.

- First floor apartment
- Two good size bedrooms, one with en-suite shower
- Spacious lounge with south facing balcony
- Fitted kitchen with integrated appliances
- Gated secure parking and communal gardens

£225,000 PRICE REGION FOR THE LEASEHOLD



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

SHADWELL

Is a much sought after village only some six miles from Leeds yet surrounded by rolling countryside. The village has its own shops, school and popular Inn. The market town of Wetherby is only some eight miles and there are excellent shopping, schooling and sporting facilities close by.

DIRECTIONS

Leaving Shadwell village along Main Street, continue into Shadwell Lane. Through the traffic lights at the Roundhay Park junction and after a few hundred yards turn left into Darkwood Way and Ellies Court is located on the left.



THE PROPERTY

A spacious two bedroom first floor apartment in an exclusive gated development with video entry phone system. The accommodation benefits from double glazed windows and central heating and in further detail comprises :-

GROUND FLOOR

COMMUNAL ENTRANCE

Having staircase leading to :-

FIRST FLOOR

LANDING

In turn to :-

PRIVATE ENTRANCE HALL

With radiator, ceiling cornice, entry door intercom, radiator, airing cupboard with Heatrae Sadia Amptec electric flow boiler.

LOUNGE

4.6m x 4.32m (15'1" x 14'2")

Double glazed French door to south facing balcony with wrought iron railings and space for two chairs and table, ceiling cornice, recess ceiling lighting, radiator.



KITCHEN AREA

3m x 1.96m (9'10" x 6'5")

Well-fitted with range of wall and base units including cupboards and drawers, work surfaces, one and a half bowl sink unit, integrated appliances including washer dryer, oven, hob and hood above, fridge freezer and dishwasher.



BEDROOM ONE

3.53m x 3.05m (11'7" x 10'0")

Including fitted wardrobes, double glazed window, radiator.



EN-SUITE SHOWER ROOM

Having tiled walls and floor, white suite comprising shower cubicle, low flush w.c., wash basin, shaver socket, extractor, heated towel rail.



BEDROOM TWO

2.74m x 2.74m (9'0" x 9'0")

Including fitted wardrobe, double glazed French door to Juliette balcony.

BATHROOM



Travertine tiled walls and floor with stylish white suite comprising shaped bath with shower above, low flush w.c., vanity wash basin, heated towel rail, extractor fan.

TO THE OUTSIDE

Remote control wrought iron gate and video entry system to courtyard with visitors and allocation parking. Maintained lawn, security lighting.



COUNCIL TAX

Band C (from internet enquiry).

TENURE

Leasehold. The remainder of a 125 year lease from 1 January 2008. We understand the annual service charge is £1,800 and covers electric gate, intercom, ground maintenance, building insurance, cleaning of common parts. Ground rent £328 per annum.

ESTATE AGENTS ACT

Please note under the terms of the Estate Agents Act we disclose an employee of Renton & Parr is selling this property.

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.