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21 The Moorings, Harrogate Road, Alwoodley, Leeds, LS17 8EN

Energy Rating: TBC | Council Tax Band: F

Offers Over £800,000

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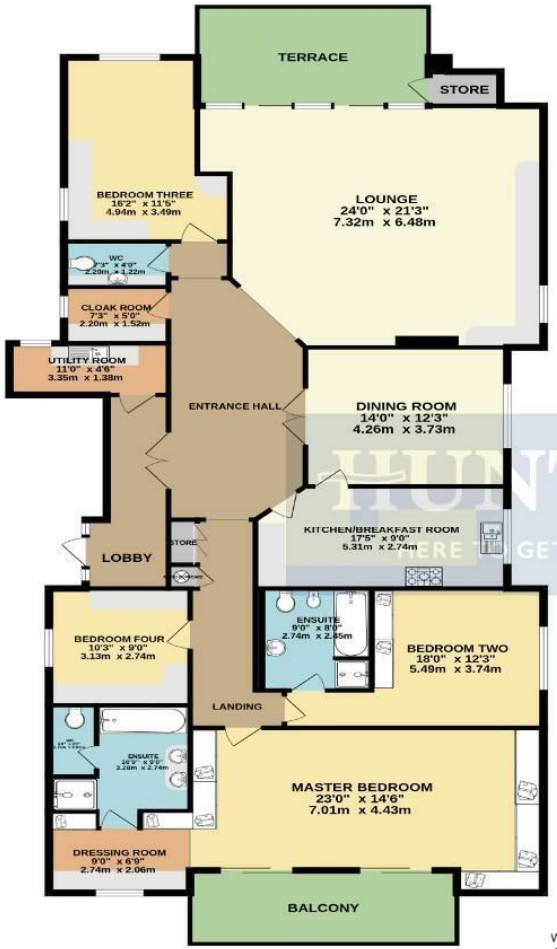
INCREDIBLY RARE OPPORTUNITY – PERFECT FOR DOWNSIZERS USED TO PLENTY OF SPACE – 2200 SQUARE FOOT SECOND FLOOR PENTHOUSE APARTMENT - FOUR DOUBLE BEDROOMS TWO WITH ENSUITE BATHROOMS – UTILITY ROOM AND GUEST W/C – 16' TERRACE OVERLOOKING OPEN GREEN SPACES – SECURE BASEMENT PARKING FOR TWO VEHICLES – LUXURY GATED BUILDING WITH COMMUNAL GARDENS AND GUEST PARKING – LOCATED IN ALWOODLEY – NO CHAIN

A scarce opportunity, this 2200 square foot, four bedroom, penthouse apartment, comes to market on an rare occasion and is perfect for anyone looking for secure, spacious living in a luxurious gated community. Located behind gates in the always popular Moorings development off Harrogate Road in Alwoodley, the property is close to parks, pubs, restaurants, shops and transport links to Leeds City Centre and Harrogate. There are two parking spaces in a secure basement garage, a terrace, outdoor store room, communal gardens and a further smaller balcony, externally. Internally it briefly comprises; lobby area, entrance hall, guest w/c, cloak room, utility room, lounge, dining room, kitchen breakfast room, an ensuite master bedroom with a dressing room, a further ensuite double bedroom, landing and two further double bedrooms. There is access to a substantial attic which is boarded and has power and light Energy Rating - TBC

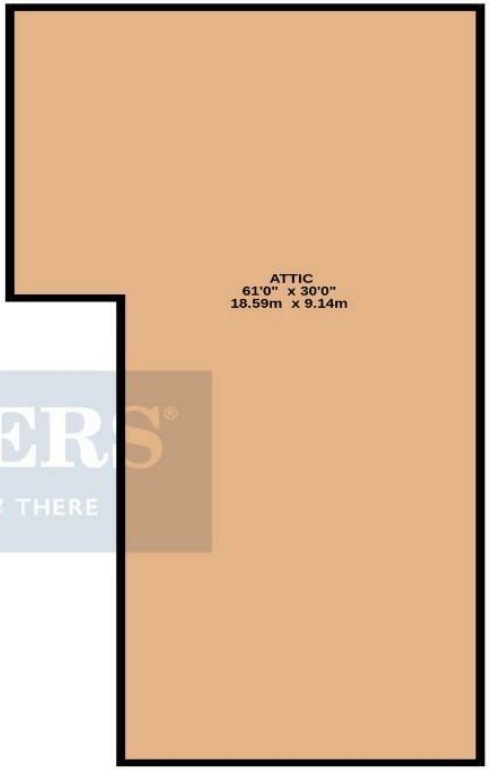
Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

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SECOND FLOOR
2200 sq.ft. (204.4 sq.m.) approx.



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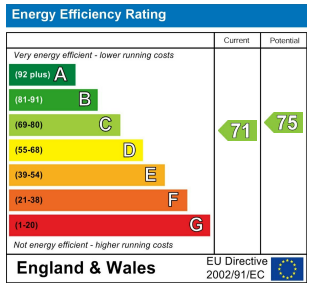


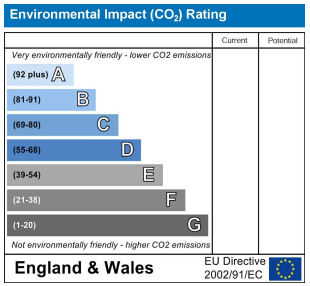
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THE MOORINGS HARROGATE ROAD, LEEDS, LS17 8EN

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lobby
15'3" (max) - 5'9" (max)
Radiator and double doors to the entrance hall.

Entrance Hall
20'6" (max) - 9'3" (max)
Built in storage, radiator, loft access and radiators.

Cloak Room
7'3" (max) - 5'0" (max)
Radiator, built in storage and boiler.

Guest W/C
7'3" (max) - 4'0" (max)
Wash hand basin with pedestal under and w/c.

Lounge
24'0" (max) - 21'3" (max)
Built in storage and entertainment unit, radiator, duel aspect windows and sliding doors to the terrace.

Terrace
16'0" (max) - 8'9" (max)
Overlooking the Wigton Moor Recitational Grounds.

Outdoor Store Room
5'0" (max) - 3'0" (max)

Dining Room
14'0" (max) - 12'3" (max)
Double doors to the entrance hall and radiator.

Kitchen Breakfast Room
17'6" (max) - 9'0" (max)
Five ring gas hob with extractor fan over, double fan oven, microwave, Corian worksurfaces with inset sink and drainer, built in pantry, breakfast bar, tiled walls, built in trash compactor, radiator and a range of wall and base units.

Utility Room
11'0" (max) - 4'6" (max)
Radiator, base units, stainless steel sink with drainer and plumbing for a washing machine.

Landing
18'9" (max) - 5'9" (max)
Built in store room and airing cupboard housing the hot water tank.

Master Bedroom
23'0" (max) - 14'6" (max)
Built in wardrobes, radiator and sliding doors to the balcony.

Balcony
18'6" (max) - 6'6" (max)

Dressing Room
9'9" (max) - 6'0" (max)
Built in wardrobes, radiator and built in dressing table.

Ensuite Bathroom
10'9" (max) - 9'9" (max)
Tiled walls, paneled hot tub bath, his and hers sink with pedestal under, shower cubicle and heated towel rail.

Separate W/C
5'9" (max) - 3'0" (max)
Radiator and w/c.

Bedroom Two
18'0" (max) - 12'3" (max)
Built in wardrobes and radiator.

Ensuite Bathroom
9'0" (max) - 8'0" (max)
Panel bath, shower cubicle with glass enclosure, bidet, wash hand basin, radiator and w/c.

Bedroom Three
16'3" (max) - 11'6" (max)
Built in desk, built in storage and radiator.

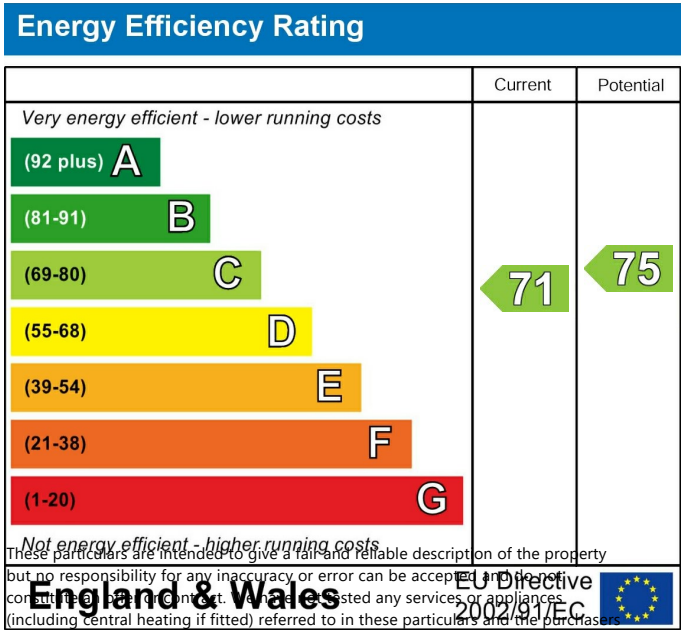
Bedroom Four
10'3" (max) - 9'9" (max)
Built in storage and radiator.

Attic
61'0" (max) - 30'0" (max)
Power and lights, boarded and insulated.

Basement Parking
Roll up remote control garage door leading to two allocated parking spaces.

Guest Parking
Ample parking in gated grounds.

Communal Gardens
Mature trees, plants, flower beds, bushes, hedges, grassed lawns, walkways and shrubs.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute a part of any contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































