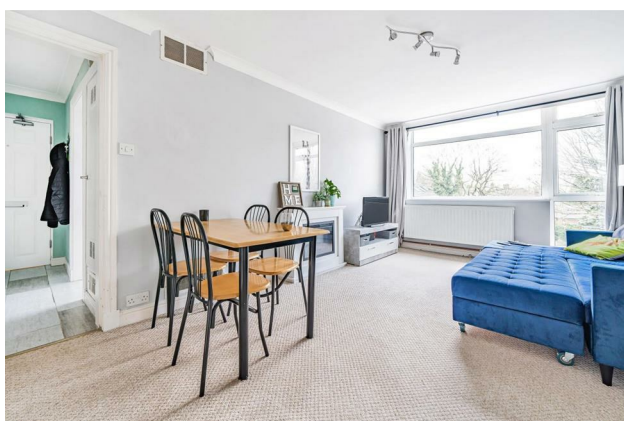
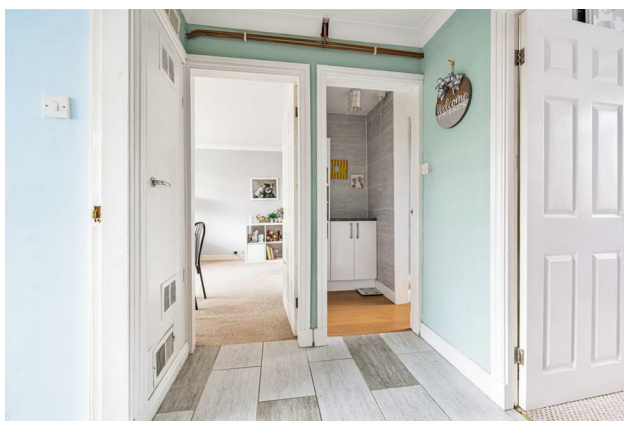


HUNTERS®

HERE TO GET *you* THERE

Moorbank Court, Headingley, LS6

Guide price: £175,000



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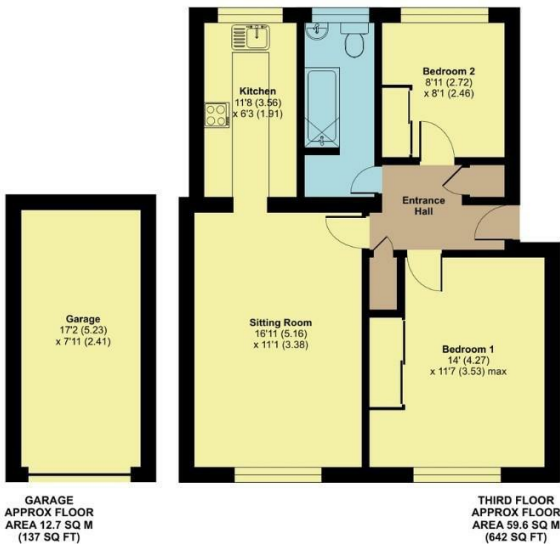
Shire Oak Road, LS6

Approximate Area = 642 sq ft / 59.6 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 779 sq ft / 72.4 sq m

For identification only - Not to scale

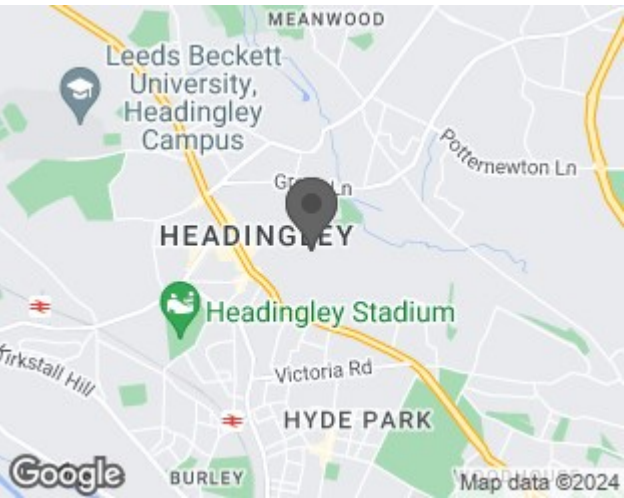


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). 16th Dec 2024.
Produced for Hunters Property Group. REF: 1071304

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Summary

Nestled in a secluded spot, this delightful two-bedroom apartment offers a perfect blend of modern comfort and serene surroundings. As you step into this inviting space, you're welcomed by a contemporary style of living. The stylishly designed kitchen boasts contemporary elements, complemented by two bedrooms and a shower room – perfect for individuals, couples or even sharers. Given the popular location, many a buyer may display interest.

The highlight of this charming property is its lovely, spacious living room. Bathed in natural light streaming through the large windows, the room exudes a bright and airy ambiance, offering fantastic views that stretch far beyond, providing a tranquil retreat within the bustling centre of Headingley.

This apartment comes complete with a valuable addition—a garage for your convenience, ensuring secure parking and additional storage options. Furthermore, the meticulously maintained communal gardens surrounding the property add a touch of greenery and tranquillity, creating an attractive surrounding for the apartment blocks.

Convenience meets tranquillity as this property is situated within proximity to the vibrant heart of Headingley. Enjoy the plethora of cafes, eateries, bars, and shops that adorn the area, making it an ideal location for those seeking both convenience and a vibrant lifestyle. Its proximity to Leeds makes it an excellent choice for commuters, appealing not only to professionals but also to mature students and academics.

The current owner has taken great care to elevate this apartment, ensuring it stands out among its peers within the block. With carefully curated upgrades and attention to detail, this home offers a unique charm that's sure to captivate your interest.

Don't miss the opportunity to make this beautifully upgraded apartment your own. Book your viewing now before it's too late and secure a place in this sought-after locale that perfectly balances a peaceful home life and urban convenience.

- TWO BEDROOM APARTMENT • MOVE IN READY • POPULAR LOCATION • 981 YEARS LEFT ON LEASE • GARAGE • COUNCIL TAX BAND:- B • EPC RATING:- D