



LOW MOORSIDE
COURT, LEEDS, LS12
5RD
£85,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

As agents we are delighted to offer this exceptional one-bedroom apartment which has been lovingly redesigned to optimise living accommodation throughout. The home has been upgraded to the highest standard and is one to be viewed to appreciate the accommodation and standard on offer. The accommodation starts with a private entrance hallway, with stairs leading to the first floor landing which has been reconfigured with glass panelled doors, stainless steel banister with glass panel to allow light to filter through the home. The home is decorated to a high and neutral standard throughout with accommodation comprising after the hallway: first floor landing leading to living/dining area open plan with the modern kitchen. One large double bedroom with ample space for wardrobes and drawer units however the current vendors have utilised as a large storage room with radiator for dressing. The family bathroom has also been extended to offer a spacious area comprising low flush wc, wash hand basin, large corner shower cubicle and additional storage. The home is ideal for a first time buyer or professional with neutral fitted carpets and immaculately presented throughout with modern fittings and neutral decoration.

The apartment is set on a development of mixed one and two-bedroom apartments and houses and has ample local amenities, shops and access to the ring road for travelling further afield. Viewing essential to appreciate the accommodation and location on offer.

GROUND FLOOR

ENTRANCE HALL

Staircase leading to first floor landing with neutral fitted carpets.

FIRST FLOOR

LANDING

Spacious landing with ample light with shelved cupboard and boiler/storage cupboard.

LOUNGE/DINING ROOM 9'6" x 15'7" (2.91 x 4.75) incl. kitchen

Spacious lounge/dining room with dual aspect windows allowing light to filter through, telephone point, television point, neutral fitted carpets and radiator.

KITCHEN

Open plan with dining area and comprising of fitted wall and base units with work surfaces over, one and half bowl sink unit, electric oven and gas hob with extractor hood over, washing machine, dishwasher, radiator and double glazed window to side.

BEDROOM ONE 12'8" x 19'7" (3.85 x 2.93)

Spacious bedroom with double glazed window, telephone point, television point, radiator and ample space for wardrobes and storage.

SHOWER ROOM

Large shower room comprising large corner shower cubicle, low level WC, hand wash basin, radiator, ample storage and double glazed window to side.

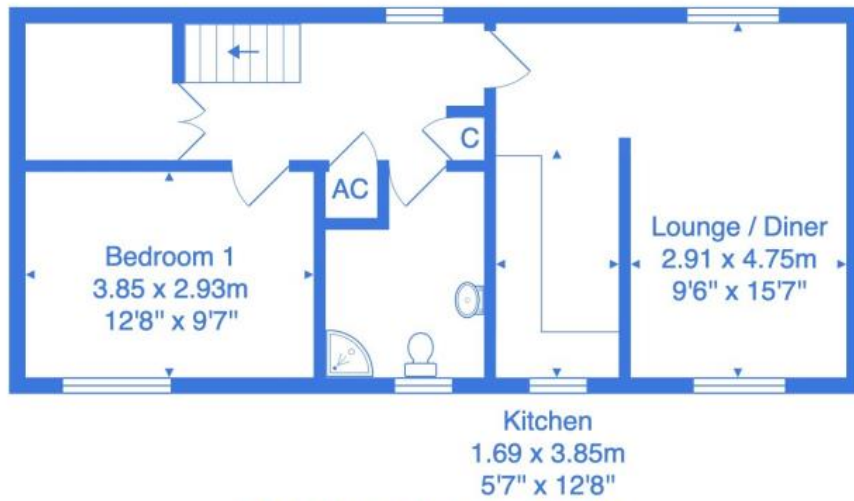
WALK IN WARDROBE/DRESSING ROOM

With ample hanging space, luggage storage and radiator.

OUTSIDE

To the exterior there are communal gardens and on street parking.





Total Area: 51.9 m² ... 559 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	77	77	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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