



Stoneacre
Properties



Ingledew Court

Leeds, LS17 8TY

£150,000



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Entrance

The block is entered via intercom entry system and lift takes you up to the fifth floor with stairs leading up to sixth (top) floor. To the bottom of the staircase you will find a very useful store cupboard.

Hallway

Entering the property you are welcomed into the hallway which offers access throughout the flat. There is also a large storage cupboard which houses the water tank.

Living Room

Open plan lounge/diner is semi open to the kitchen. Ample space is offered for seating as well as a formal dining area. The wall to wall windows flood the room with natural light and offers superb far reaching views.

Kitchen

Fitted kitchen is made up of wall and base units with integrated oven and hob with extractor above and space for fridge and freezer, as well as washing machine and dishwasher.

Bedroom 1

Large double bedroom complete with fitted wardrobes.

Bedroom 2

Second double bedroom complete with fitted wardrobes.

Bathroom

Modern tiled bathroom with shower over bath, toilet and sink.

External

The property comes complete with secure unallocated parking.

Lease

We are advised by the vendor that the property is leasehold with a term of 958 years remaining. The current service charge is approximately £175 per month and this includes ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



An aerial photograph of the Moor Allerton area in Leeds, UK. A red location pin is placed on a road. The text 'MOOR ALLERTON' is visible at the bottom of the map. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

A Google Map snippet showing a location in Moortown. An orange pin marks a spot at the intersection of Gate Rd and Ring Rd. The map includes labels for 'Gate Rd', 'Ring Rd', 'Moortown', and 'Moortown Ln'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Kitchen / Living Area
5.62 x 5.68 m
18'5" x 18'7"

Bathroom
1.77 x 1.87 m
5'9" x 6'1"

Hallway
2.73 x 1.68 m
8'11" x 5'6"

Bedroom
3.76 x 2.82 m
12'3" x 9'3"

Bedroom
3.70 x 2.82 m
12'1" x 9'2"

Store Cupboard

Approximate total area⁽¹⁾
67.7 m²
730 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact our Chapel Allerton Sales Office
on 0113 237 0999 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

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