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estate agent...



**62 Carisbrooke Road, Far Headingley, Leeds, LS16 5RU**

**Guide Price £250,000**

Originally one of the show flats for the Times Square development, this BEAUTIFUL THREE BEDROOM FLAT has been immaculately maintained since purchased new, and benefits from a number of enhancements that really sets it apart from other flats on the market today. Situated at FIRST FLOOR with a southeast facing sit-on BALCONY, the GAS CENTRALLY HEATED (new boiler in 2017) and uPVC DOUBLE GLAZED accommodation affords an elegant standard of living, having oak veneer doors with chrome handles and complementary chrome electric sockets and switchplates throughout, a mix of porcelain tiled, carpeted and laminate floors, an entrance hall with cloaks/storage cupboard, a VERY IMPRESSIVE lounge and dining area with built-in TV/entertainment housing with storage and colour changing LED back-lighting, a full fitted kitchen with modern gloss finished units, integrated appliances and pin-lighting to the kickplates, a master double bedroom with built-in wardrobes and en suite, two further generous bedrooms and a bathroom/wc. There is a secure, allocated, generous UNDERCROFT PARKING SPACE (an additional parking space is adjacent the allocated space, and rarely used by anyone other than our client) along with secure bike storage unit. The development has a LIFT to all floors. MUST BE SEEN. NO CHAIN.

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# 62 Carisbrooke Road, Far Headingley, Leeds, LS16 5RU

## **COMMUNAL ENTRANCE**

Having door entry intercom system, post boxes, stairs and lift to all floors and secure, remote fob, access through to the car parking area.

## **PRIVATE HALL**

With gloss tiled floor, LED lighting, built-in cloaks/storage cupboard and built-in central heating boiler/airing cupboard, with recently installed boiler. There is access to all rooms apart from the en suite and double doors allow the lounge and dining area to be opened up to the hall for entertaining/reception purposes.

## **LOUNGE/DINING ROOM**

6.24m x 5.10m (20'5" x 16'8")

Having a beautifully carpeted lounge area leading onto the southeast facing sit-on sun balcony with astro turf finish from a French window and multi-glazed side panels which floods the room with natural light. There is dimmer controlled LED lighting recessed into the ceiling and a superb, bespoke, TV/entertainment unit with fret-cut detailing, storage, integrated USB points and colour changing LED back-lighting along one wall. The unit incorporates cable management for wall mounted TV and has digital and terrestrial TV connection points. The dining area has a porcelain tiled floor, drop-light point (on dimmer) and an additional window to ensure the rear of the room is also well light during the day.

## **FITTED KITCHEN**

3.64m x 2.96m (11'11" x 9'8")

Being extensively fitted with gloss finished base and wall cupboards with under-unit lighting and cornice trim, pin-lighting to the kickplates, contrasting work surfaces and matching upstand, inset stainless steel sink unit with one and a half bowls and monobloc tap, integrated Bosch washer (new in 2017), NEFF dishwasher, 5-ring NEFF gas hob, split level electric NEF oven, freestanding microwave and integrated NEFF fridge/freezer. Wine rack, pan drawers, steel splashback to the hob with overhead filter chimney, glass shelving, porcelain tiled floor and LED lighting.

## **MASTER BEDROOM**

5.01m x 3.12m (16'5" x 10'2")

With built-in Hammonds' wardrobes either side of the double bed recess, with matching bedside cabinets, bedhead and overhead storage. Centre light point, TV aerial point and phone point, and access through to the....

## **EN SUITE**

2.00m x 1.63m (6'6" x 5'4")

Fully tiled, including the floor with mosaic relief tiled panel in the shower enclosure, the en suite has a plumbed body and rainhead shower unit (new in 2018), pedestal washbasin, low level wc, external window, extractor fan, towel rail ladder radiator and feature vanity wall mirror.

## **BEDROOM TWO**

5.01m x 2.58m (16'5" x 8'5")

With centre light point and TV aerial point.

## **BEDROOM THREE**

3.03m x 2.96m (9'11" x 9'8")

Having centre light point and laminate flooring.

## **BATHROOM/WC**

Comprising a panelled bath with twin hand grips, pedestal washbasin, low level wc, full ceramic wall tiling with border feature relief, tiled floor, extractor fan, centre light point and towel rail ladder radiator.

## **CAR PARKING**

There is an allocated parking space just around the corner from the entrance. Adjacent to this space is an unallocated parking space. As this is adjacent our clients' space it is rarely used by any of the other residents and usually offers parking for our clients' guests. We must emphasise this space is not reserved for flat No.62 and is simply an 'accidental' convenience.



62 CARISBROOKE ROAD

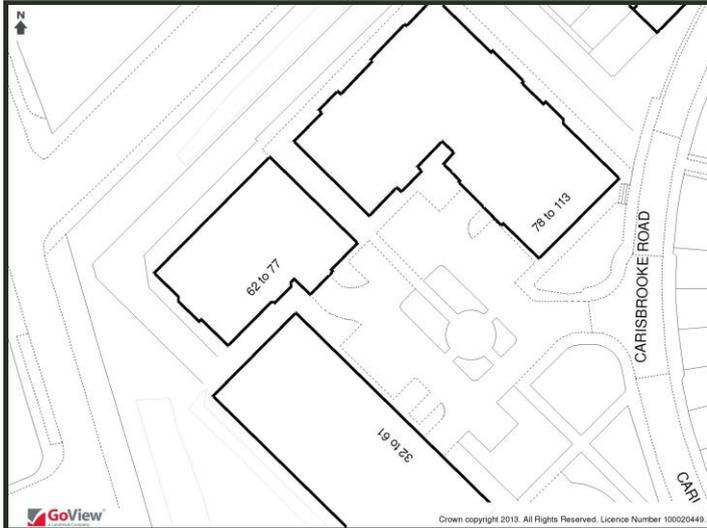


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**DIRECTIONS**

From the Lawnswood roundabout at the junction of the Leeds Outer Ring Road and the A660 Otley Road, by Lawnswood High School and the Weetwood Hall Hotel, proceed south along the A660 Otley Road, past the Weetwood Hall Hotel entrance, around the corner by the mini-roundabout where the shops and restaurants are and continue past the Village Hotel and Gym, turning right at the next set of traffic lights into Thornbury Avenue. Continue almost to the end of Thornbury Avenue and turn right into Carisbrooke Road opposite the children's play area. This development can be found on the left.

**TENURE**

Leasehold for a term of 150 years from 1 July 2002. The development has three service charges:

- Central Park Management Company - £105 per annum.
- Headingley Management Company - £110 per annum.
- Times Square Management Company - £486 per quarter.

These companies manage the grounds and gardens, the road scheme and the actual management of this block of apartments. The service charge includes maintenance of the communal areas, communal lighting, parking, lifts, gates, doors, intercom systems, roof and structure maintenance as well as inclusion of the water rates. The present charges already have funds in hand for refurbishment of the lift. The communal areas have recently been redecorated and recarpeted.

**SERVICES**

Mains gas, electricity, water and drainage are connected and were working at the time of our inspection.

**APPLIANCES**

Please note that if any appliances are included in the sale these will not have been tested by Moore's Estate Agency and we provide no warranty or guarantee thereon.

**COUNCIL TAX BAND**

Band D.

**VIEWING ARRANGEMENTS**

Please contact our Leeds office.

**SALES PARTICULARS** Version No 1.1/JM.

Energy Performance Certificate

**62, Carisbrooke Road, LEEDS, LS16 5RU**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 8241-7922-6050-0269-5922
<b>Date of assessment:</b> 21 February 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 February 2019	<b>Total floor area:</b> 106 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:
£ 1,371

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	Not applicable
Heating	£ 690 over 3 years	£ 690 over 3 years	
Hot Water	£ 444 over 3 years	£ 444 over 3 years	
<b>Totals</b>	<b>£ 1,371</b>	<b>£ 1,371</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
83	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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**PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY**

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,