



Maple Croft  
Moortown  
Leeds  
West Yorkshire  
LS17 6AN

Offers in Excess of £105,000

bettermove

# Maple Croft

## Leeds

Bettermove are proud to present this 2 bedroom retirement flat in Moortown, available with no forward chain. The property is available for those over the age of 60.

The property benefits from double glazing, gas central heating and has off street parking available. The council tax band is B.

This is a leasehold property with a recently extended lease of 151 years remaining and the service charge is £470 per quarter.

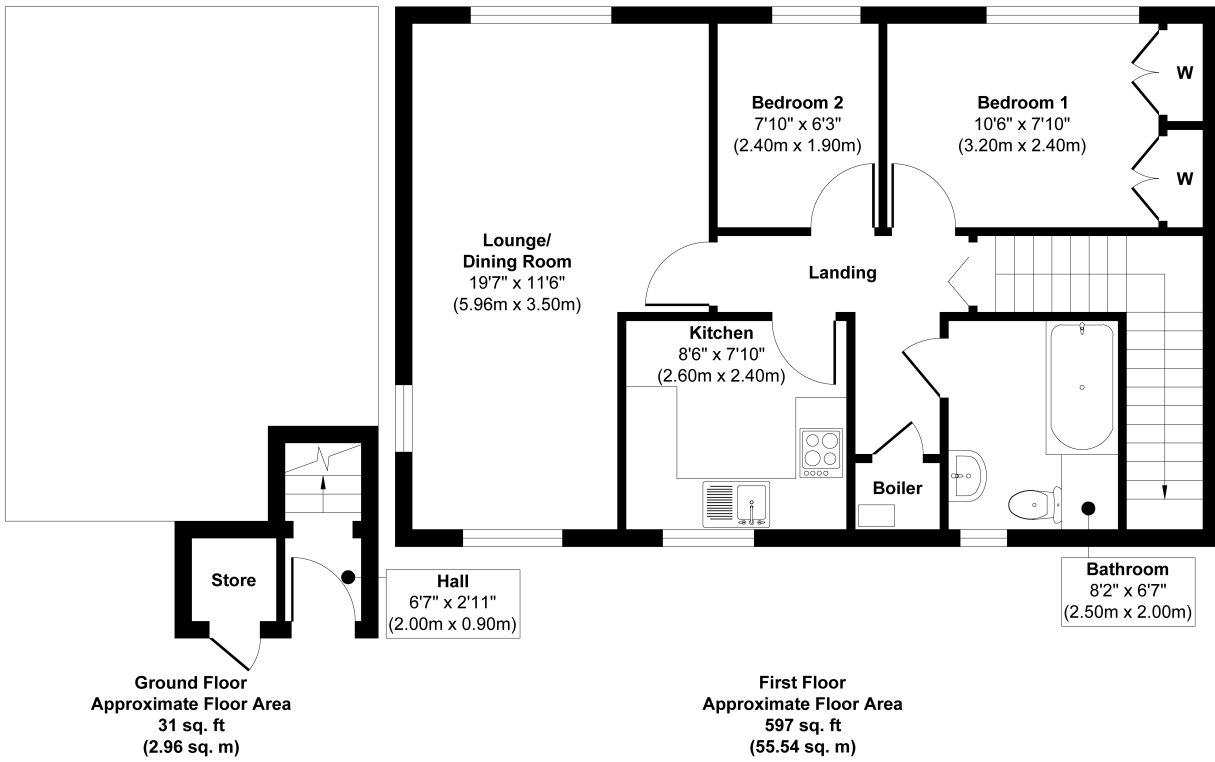
The interior of this property briefly comprises a private entrance leading up to the spacious living room, the fitted kitchen, two bedrooms and the bathroom situated on the first floor.

Located in the a quiet retirement development in Moortown, the property is close to a range of amenities, including Moor Allerton Retail Park with Sainsbury's and Homebase close by. Excellent transport connections can be found nearby providing easy access into Leeds City centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# LS17 6AN - 43 Maple Croft



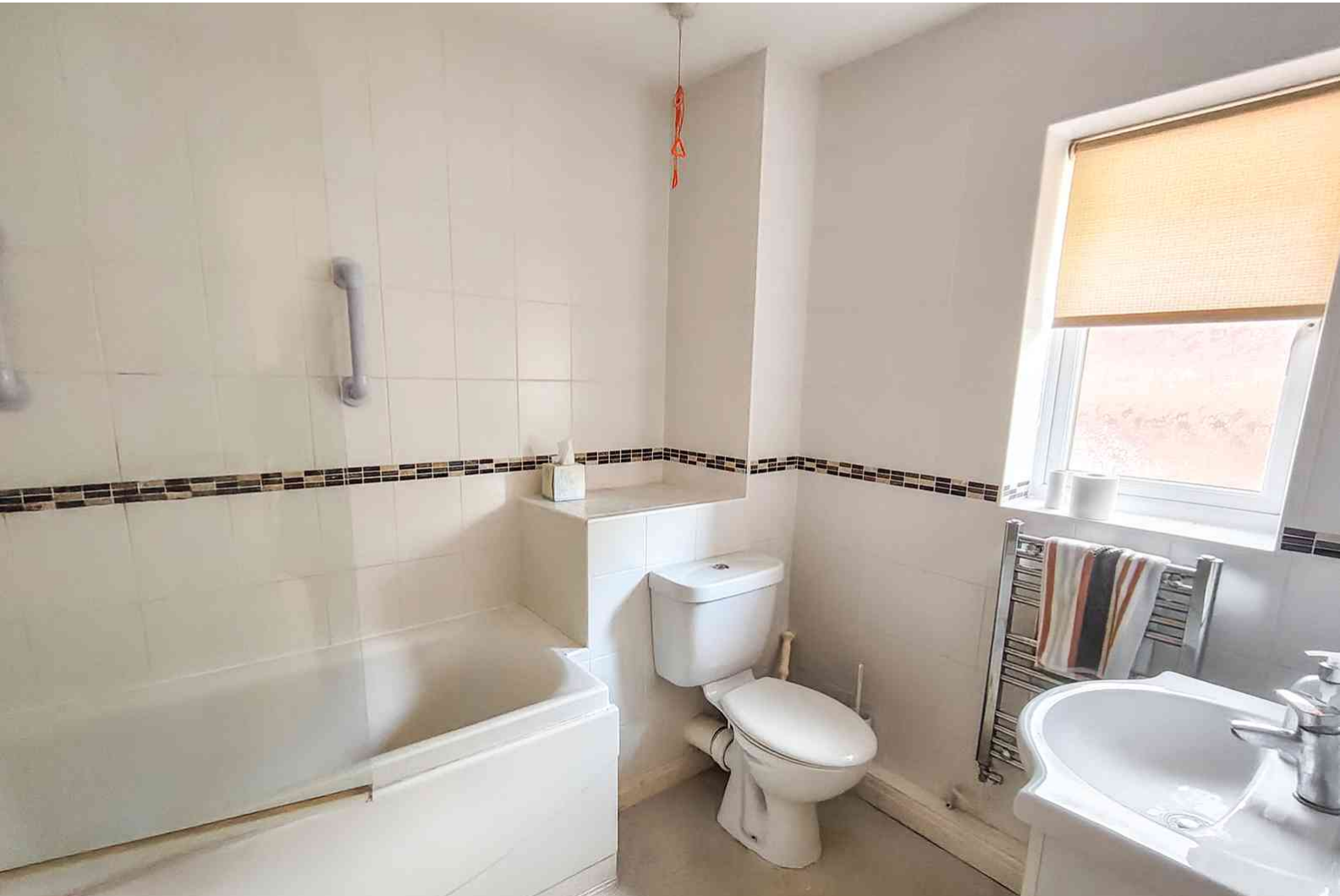
**Approx. Gross Internal Floor Area 628 sq. ft / 58.50 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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