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St Ann's Grange, St Ann's Lane, Kirkstall

Guide Price £240,000

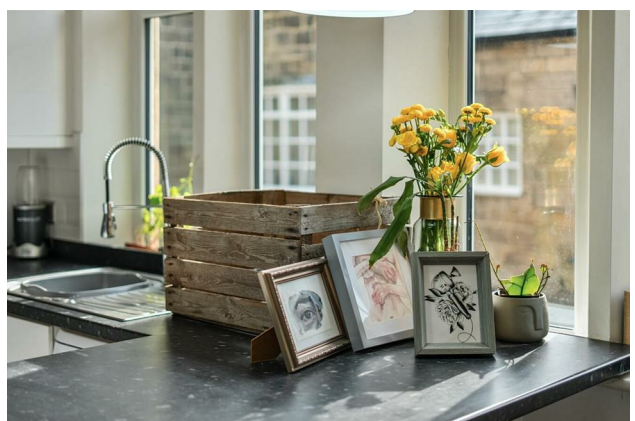
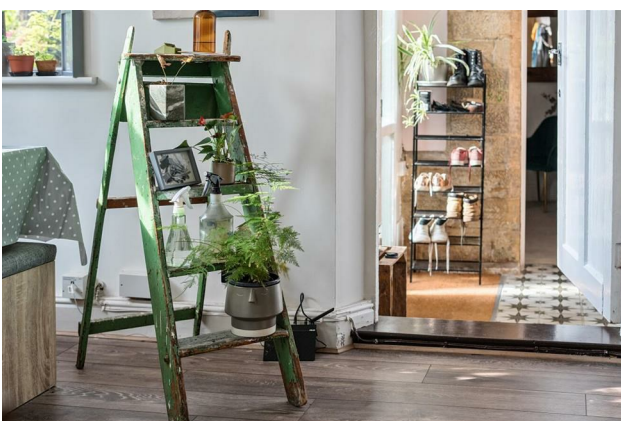
Property Images



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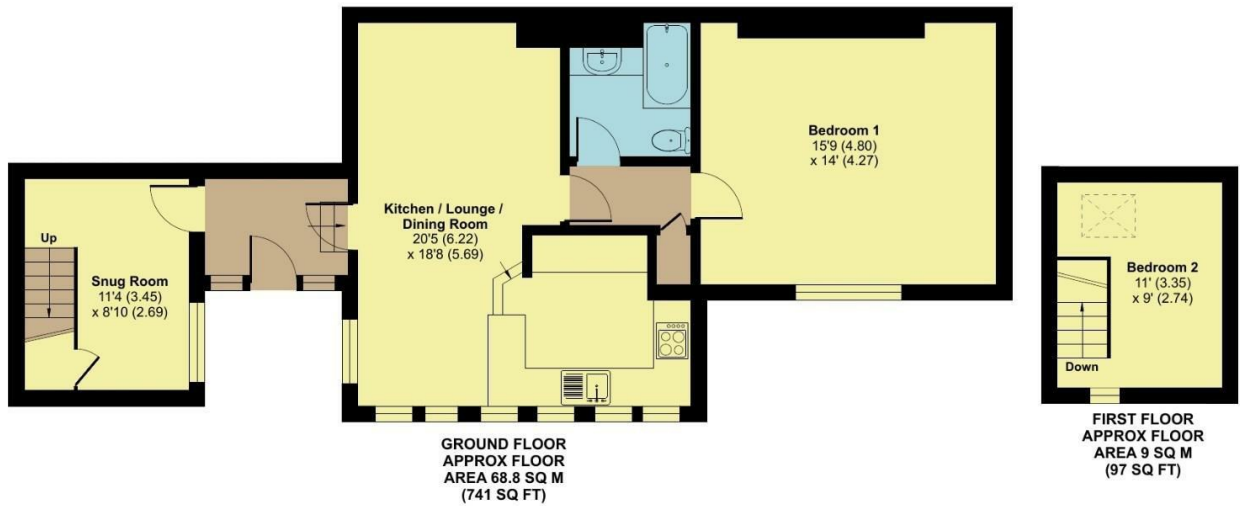
Property Images



St. Anns Grange, St. Anns Lane, Leeds, LS4

Approximate Area = 838 sq ft / 77.8 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). © nrthcom 2024. Produced for Hunters Property Group. REF: 1122085

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 3 Tenure: Leasehold

Summary

Discover the allure of St. Ann's Grange, Kirkstall – a captivating duplex apartment that seamlessly blends modern sophistication with timeless character features. Nestled in a highly sought-after location, this stunning home offers unparalleled convenience to the amenities of Kirkstall, Headingley, and the City Centre.

Key Features:

- The current vendor has expertly modernised this unique residence, artfully marrying modern industrial style with original character features. The result is a harmonious fusion of old-world charm and contemporary allure.
- This home is ready for you to simply unpack and settle in, offering effortless transition into a space that exudes comfort and style.
- Step into your own private sanctuary through a remarkable entrance adorned with original tiling, stone walls, and panelling, setting the tone for the exceptional character found throughout.
- The open-plan lounge/diner and kitchen beckon with abundant natural light streaming through large windows, creating a welcoming ambiance that's perfect for socialising. Rustic charm meets modern sophistication in this inviting space.
- Retreat to a sleek modern bathroom featuring a shower over the bath, offering both convenience and luxury.
- The master bedroom impresses with high ceilings, a decorative ceiling rose, and expansive windows, providing a serene haven for relaxation.
- Enjoy the versatility of a second snug reception room, complete with an open staircase leading to Bedroom two. This adaptable layout allows you to tailor the space to suit your lifestyle needs.
- Outside, a communal courtyard and gardens offer a tranquil escape, providing ample parking and enhancing the sense of community within the residence.

We cannot overstate the uniqueness and beauty of this exceptional home – it truly must be seen to be fully appreciated. Don't miss your chance to experience the enchantment of St. Ann's Grange firsthand. Schedule a viewing today

Lease:- 153 years remaining

Ground Rent:- £52 per annum

Service Charge:- £2,306.77 per annum

Features

- TWO BEDROOM DUPLEX APARTMENT • FULLY MODERNISED THROUGHOUT • MOVE IN READY • RARE PROPERTY TO MARKET • OPEN PLAN LIVING • CHARACTER FEATURES • OWN PRIVATE ENTRANCE • COUNCIL TAX BAND:- • EPC RATING: D