



## 24 WOOD LANE

LEEDS, LS6 2BA

£300,000  
FREEHOLD

Welcome to The Belmont, a stunning collection of contemporary and elegant 1, 2 and 3 bed homes. A community with private off-street parking set amongst mature, landscaped grounds on Wood Lane, just a few minutes' walk from Headingley town centre - one of Leeds' most vibrant and exciting suburbs. This is a ground floor, two bedroom apartment. COMPLETION SEPTEMBER 2024- ENQUIRE NOW TO RESERVE YOUR APARTMENT!

MONROE

SELLERS OF THE FINEST HOMES

## 24 WOOD LANE

- Selection of 1,2 and 3 bedroom apartments/Townhouse
- High specification British made kitchens
- Secure development with allocated parking spaces
- Electric vehicle charging point with each apartment
- Villeroy & Boch sanitaryware
- Second floor apartment
- Open plan kitchen/diner/living room
- House Bathroom
- New-build
- 808 sqft



\*\*\* £2500 SDLT PAID FOR BY THE DEVELOPER \*\*\*

The Belmont is a stunning collection of contemporary and elegant 1, 2 and 3 bed homes with private off-street parking set amongst mature, landscaped grounds.

This exciting new development is located on Wood Lane, just a few minutes' walk from Headingley town centre - one of Leeds' most vibrant and sought-after suburbs.

With a core focus on smart technology, sustainable energy, and super-fast broadband for the best work-from-home capabilities, The Belmont sets the benchmark for quality and will stand the test of time.

The scheme will be expertly delivered to the highest standards to a specification including:

Shared outside amenity areas for socialising and relaxing

High quality fitted kitchens with quartz worktops and integrated appliances

App-controlled smart heating system

App-controlled access control system for guest access and parcel deliveries

Photovoltaic solar panels for sustainable energy

Dedicated electric vehicle charge points for all residents

Secure, gated community with site-wide CCTV

Homes at The Belmont are available to reserve now and ready to move into September 2024.

This property is a ground floor two-bedroom apartment within the brand-new, stone-build Coach House apartment building, located to the rear of Belmont House.

The apartment provides 775 sq ft internally within this unique, high-quality development and comes with an allocated parking space. The accommodation briefly comprises a generous open-plan kitchen/living/dining space with fully fitted kitchen, principal bedroom, second double bedroom and luxury house bathroom.

The CGIs in this listing are indicative and represent several different plots within the development. To enquire about the wider availability, please contact us.

To reserve a property a fee will be payable as a non-refundable deposit. This will be deducted from the amount due on exchange (10%) and is calculated as follows:

Contract value up to £349,999.99 = £1,000.00

Contract value from £350,000 up to £499,999.999 = £1,500.00

Contract value £500,000 or above = £2,000

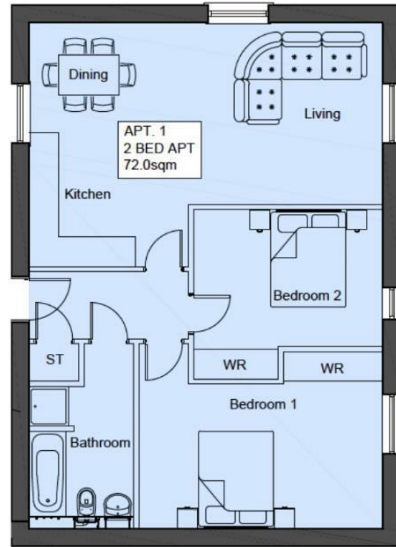
Terms and conditions are available on request.

CHAIN FREE BRAND NEW PROPERTIES and BESPOKE OFF  
PLAN OPPORTUNITY homes are available by contacting  
Rowan Paine at Monroe on 01937 534755.

## 24 WOOD LANE



# The Coach House, Apartment 1, Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Boston Spa Sales**  
 181a, High Street Boston Spa  
 Wetherby  
 LS23 6AA

01937 534755  
 bostonspa@monroestateagents.com  
 www.monroestateagents.com

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