



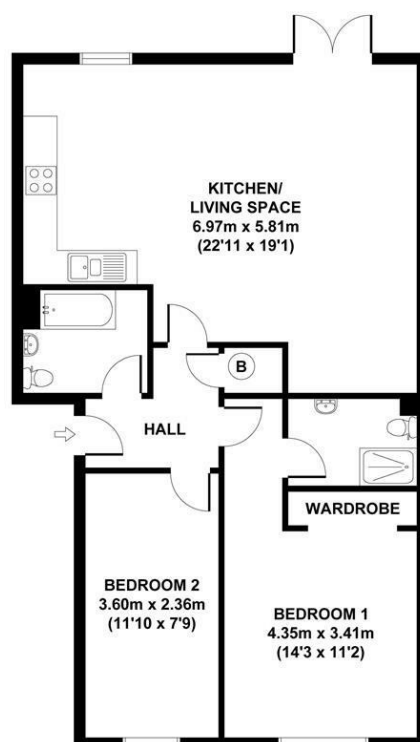
Stainbeck Road, Leeds, LS7 3PP
£195,000

- Two Bedroom apartment
- Allocated parking
- No Chain
- Two bathrooms
- Close to Chapel Allerton centre
- Juliet Balcony
- Sold with share of Freehold

Sure to be of interest to first time buyers is this stylishly presented two bedroom first floor apartment situated between Chapel Allerton and Moortown. The accommodation comprises: Open plan living room with Juliette balcony overlooking communal gardens, Fully equipped Kitchen area, Two double bedrooms, the primary bedroom having ensuite shower room, further house Bathroom. Allocated parking space. Sought after location close to Chapel Allertons amenities. Excellent transport links to City Centre. The property is sold with a share of the freehold.

EPC Rating D.

Council tax band D.



**GROSS INTERNAL
FLOOR AREA 76 SQ M**

FLAT 4, 348 STAINBECK ROAD, LEEDS LS7 3PP

APPROX. GROSS INTERNAL FLOOR AREA 76 SQ M / 818 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Entrance Hall

Hardwood Entrance door, laminate flooring, Intercom, alarm panel, access to loft. Storage cupboard housing hot water cylinder, fuse box and hot water timer.

Service Charge: £1800 per annum.
Ground Rent: Nil.

Living Room 22'10" x 19'0"

Open plan Living area, Laminate flooring, wall mounted electric heater, UPVC double glazed patio doors to Juliet balcony.

Kitchen Area

Having a range of wall and base kitchen units, integrated electric oven and electric hob with stainless steel extractor hood, Sink and drainer with mixer tap, plumbing for washing machine, Wall mounted breakfast bar, UPVC double glazed window.

Bedroom One 14'3" x 11'2"

Wall mounted electric heater, uPVC double glazed window, built in wardrobe with hanging rail, access to ensuite shower room.

Ensuite Shower Room

Having a three-piece suite incorporating: shower cubicle with thermostatic shower, low flush WC and pedestal wash basin, part tiled walls, wall mounted electric heater, uPVC double glazed window.

Bedroom Two 11'10" x 7'9"

Wall mounted electric heater, uPVC double glazed window.

Bathroom

Having a three-piece suite incorporating: panelled bath with shower over, low flush WC and pedestal wash basin, part tiled walls, wall mounted electric heater.

Outside

Allocated parking space, maintained communal gardens.

Leasehold Information

Lease remaining: Approximately 975 Years. The apartment is sold with a share of the Freehold.

Well presented two bedroom apartment on the first floor with designated parking space.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.