



Stoneacre  
Properties



## Westhill Terrace

Harrogate Road Leeds, LS7 3QE

£169,950



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## Lounge/diner

Generous sized open plan lounge/diner comprises of solid wood flooring, inset lighting, integrated ceiling speaker. The room offers space for a seating area as well as dining table. Front door leads into lounge/diner.

## Kitchen

Modern kitchen made up of wall and base units comprises of integrated oven, hob with extractor over, undermounted sink, integrated microwave, integrated fridge/freezer, and granite worktops. Solid wood flooring runs through into the kitchen.

## Bedroom 1

Double bedroom laid to carpet. Wall mounted bedside lights, central heating radiator. Integrated ceiling speaker.

## Bedroom 2

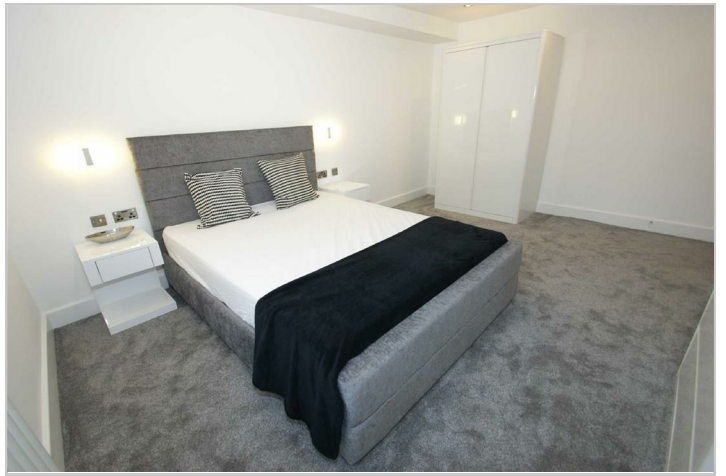
Double bedroom laid to carpet

## Bathroom

Modern bathroom comprises of shower over bath, shower screen, sink, toilet and towel radiator. Bathroom is partially tiled.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years. The current service charge is £1800 per annum and this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



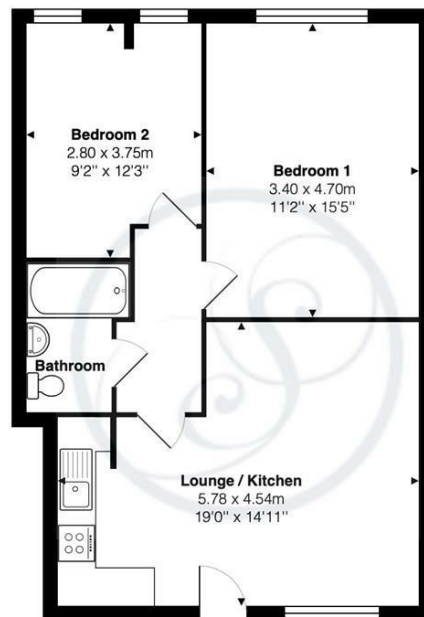
## Hybrid Map



## Terrain Map



## Floor Plan



81a, Harrogate Road, Moortown, LS7 3QE

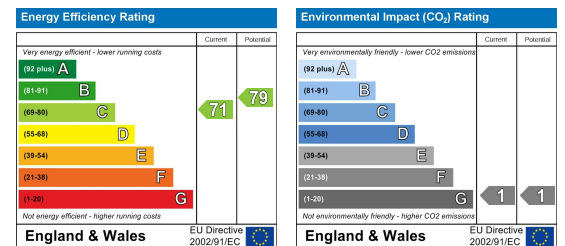
Total Area: 57.0 m<sup>2</sup> ... 613 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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