



Stoneacre
Properties



11 Tudor Way

Beeston Leeds, LS11 8LR

£120,000



11 Tudor Way

Beeston Leeds, LS11 8LR

£120,000



Communal Areas

Intercom Entry System. Property is located on the ground floor.

Entrance

The front door of the flat leads into the Entrance Hallway which offers access to both bedrooms, the bathroom, storage cupboards and the Kitchen, Lounge, Diner.

Lounge, Kitchen, Diner

12'0" x 21'3" (3.68 x 6.48)

This stunning and beautifully presented open plan living space features a newly fitted kitchen made up of white gloss wall and base units which comprises, integrated oven, electric hob with extractor above, stainless steel sink with drainer, white subway tile backsplash, plumbing for washing machine, and space for fridge/freezer. The room offers space for a dining table and ample room for a formal seating/Lounge area.

Bedroom 1

10'0" x 12'2" (3.06 x 3.71)

Generous sized double bedroom is laid to carpet and comprises a built in cupboard, and en-suite bathroom.

Master En-suite

En-suite bathroom includes shower, toilet and pedestal sink.

Bedroom 2

6'2" x 12'2" (1.88 x 3.71)

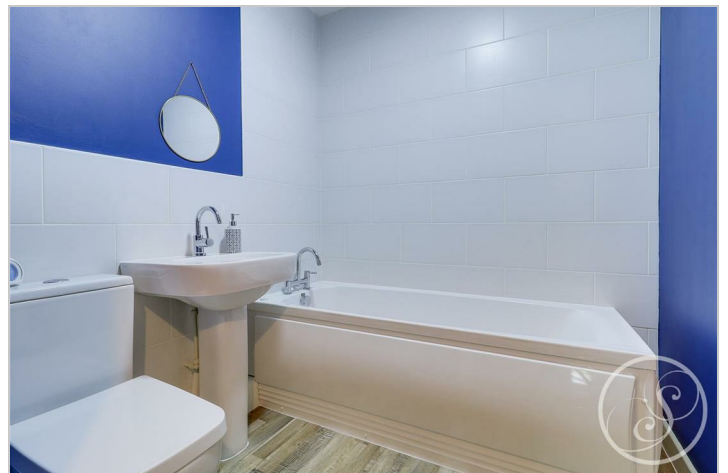
This second bedroom is laid to carpet and with a large window allowing natural light to flood in, gives the room an open and airy feel.

Bathroom

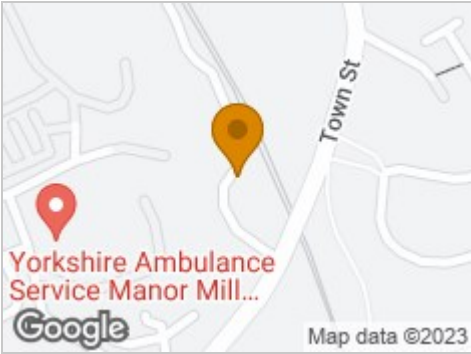
The main bathroom has recently been renovated and features white tiling, bath, toilet and pedestal sink.

Lease

We are advised by the vendor that the property is leasehold with approx 950 years remaining. The current service charge is £2,196.20 per annum and ground rent is £0 per annum. This service charge was inflated for 2022 due to works needing to be carried out for fire safety. The normal service charge, which we are led to believe will resume at the time of the next payment is circa £100 per month. A buyer is advised to obtain verification from their solicitor or legal advisor.



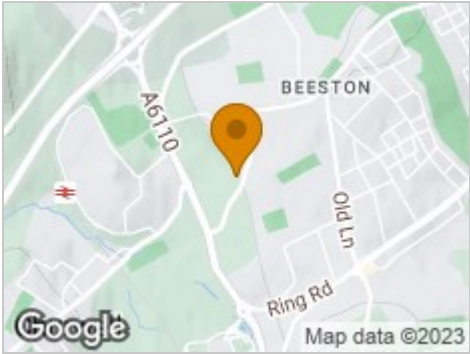
Road Map



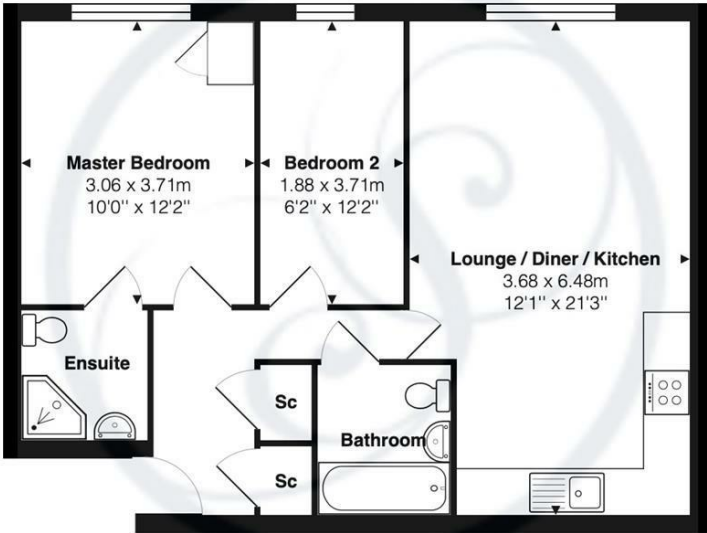
Hybrid Map



Terrain Map



Floor Plan



20, Pullman House, 11, Tudor Way, Beeston, LS11 8LR

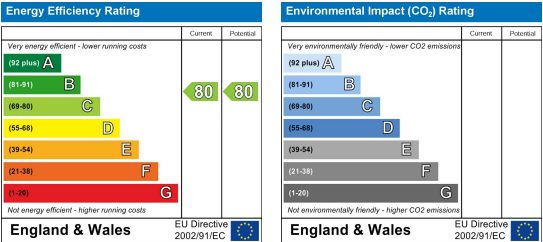
Total Area: 55.2 m² ... 594 ft²

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and responsibility is taken for any error, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such.

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.