



Stoneacre
Properties



East Street

Leeds, LS9 8BU

£255,000



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Entrance

Intercom entry system. Stairs lead up to flat. Front door of flat leads into Entrance Hallway.

Lounge/Kitchen

This beautifully finished and high spec living area comprises the Kitchen which features granite work tops, and a range of integrated appliances, including fridge/freezer, double oven, microwave, washer/dryer, dishwasher, hob with extractor above. The room offers ample space for a formal seating area with large windows allowing natural light to flood in. The room is finished with engineered oak flooring.

Bedroom 1

Large double bedroom is laid to carpet with ample space for wardrobe storage and drawers and boasts en-suite bathroom.

En-suite

Travertine tiled bathroom comprises walk in shower, sink, and toilet.

Bedroom 2

Generous sized second double bedroom is laid to carpet and features fitted wardrobes.

Bathroom

Travertine tiled bathroom comprises shower over tiled bath with glass shower screen, sink, and toilet.

Communal Areas

Communal areas are very well maintained and showcase the character of the grade II listed building.

External

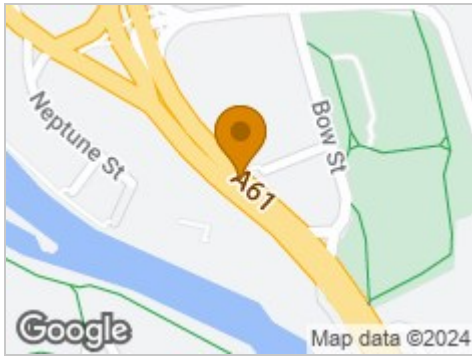
The complex benefits from a secure communal area and the flat comes with two allocated parking spaces behind electric gates.

Lease

We are advised by the vendor that the property is leasehold with a term of 250 years commencing 2016. The current service charge is approximately £1992.60 per annum and the ground rent is £300 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



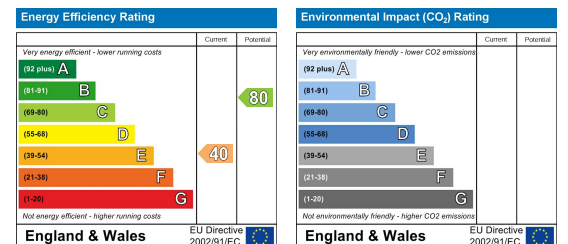
Floor Plan



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.