



Stoneacre
Properties



Mabgate

Leeds, LS9 7EA

£150,000



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Communals

The building is entered via intercom entry system / key fob. Stairs and lift offer access to the second floor apartment.

Entrance

Entering the apartment you are welcomed into the entrance hallway which offers access to the open plan living area, bedroom and bathroom.

Kitchen/Living/Diner

Spacious open plan living space offers ample space for a formal seating area and the modern kitchen is made up of handleless units and features an array of integrated appliances including fridge/freezer, oven, electric hob with extractor above, dishwasher, breakfast bar seating and storage space. The room is complete with a Juliet balcony.

Bedroom

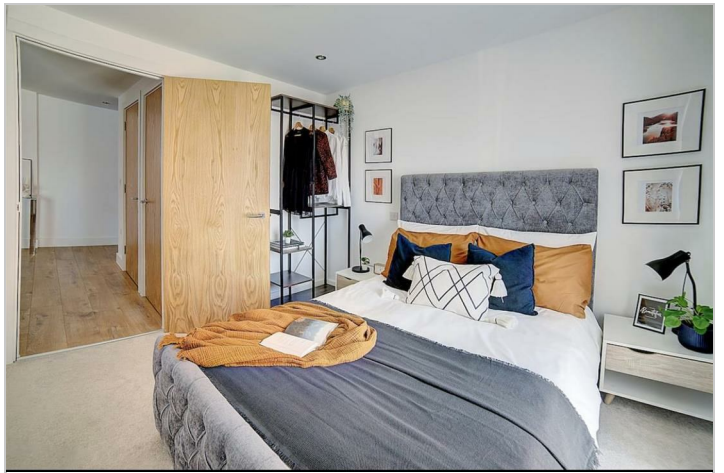
Large double bedroom laid to carpet.

Bathroom

Modern tiled bathroom comprising toilet, sink and shower.

Lease

We are advised by the vendor that the property is leasehold with 244 years remaining. The current service charge is approximately £80 per month and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



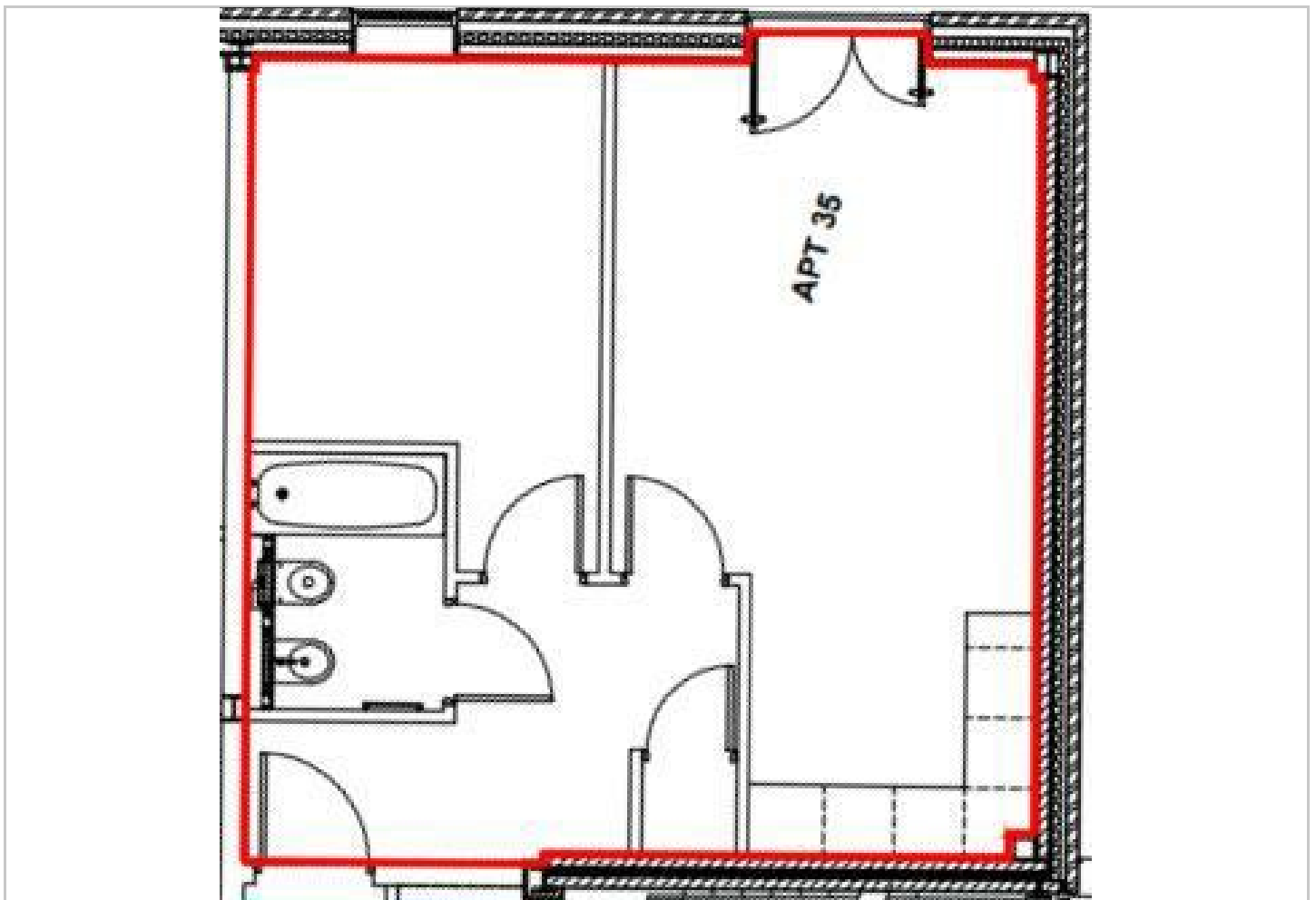
Hybrid Map



Terrain Map



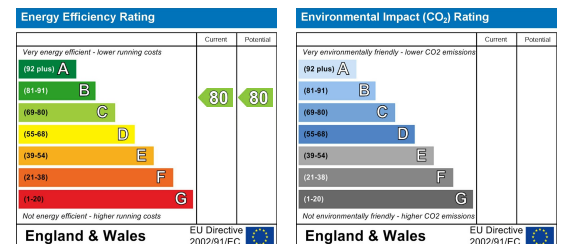
Floor Plan



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.