



Stoneacre  
Properties



## Wood Lane

Chapel Allerton Leeds, LS7 3QF

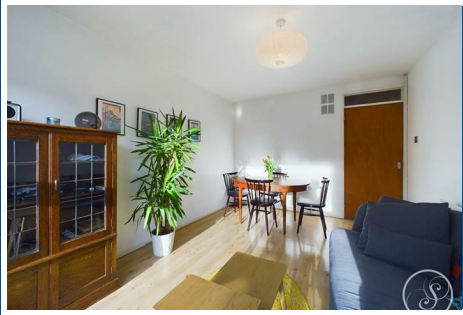
£130,000



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Chapel Allerton Leeds, LS7 3QF

£130,000



## Entrance

The block is entered via intercom entry system / key. Stairs take you up to the second floor.

The management company are currently undergoing a project to revamp the communal doors and entrances.

Upon entering the apartment you are welcomed into the entrance hallway which offers access throughout the apartment as well as to two large storage cupboards.

## Lounge/Diner

Bright and airy lounge/diner benefits from a large double glazed window which floods the room with natural light and the room benefits from having no neighbouring properties giving great privacy.

## Kitchen

Modern kitchen made up of wall and base units and comprises oven with hob, plumbing for washing machine and space for fridge/freezer, as well as ample storage space. Views out across the communal grounds.

## Bedroom

Spacious double bedroom with further large double glazed window. The room boasts fitted storage as well as an abundance of space for additional wardrobes and drawers.

## Bathroom

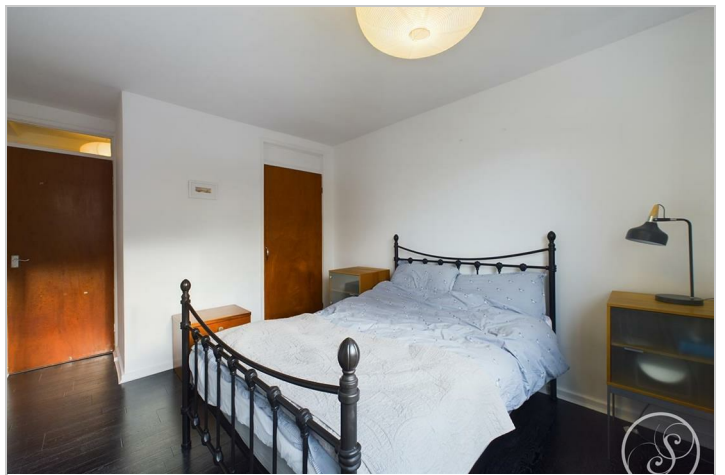
Comprising shower over bath, toilet and sink. Houses the new combi boiler.

## External

Externally, the property makes use of the well maintained communal gardens and benefits from residents only parking. Garages are available to rent.

## Lease

We are advised by the vendor that the property is leasehold with a term of approximately 957 years remaining. The current service charge is approximately £165 per month and includes the ground rent and buildings insurance. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



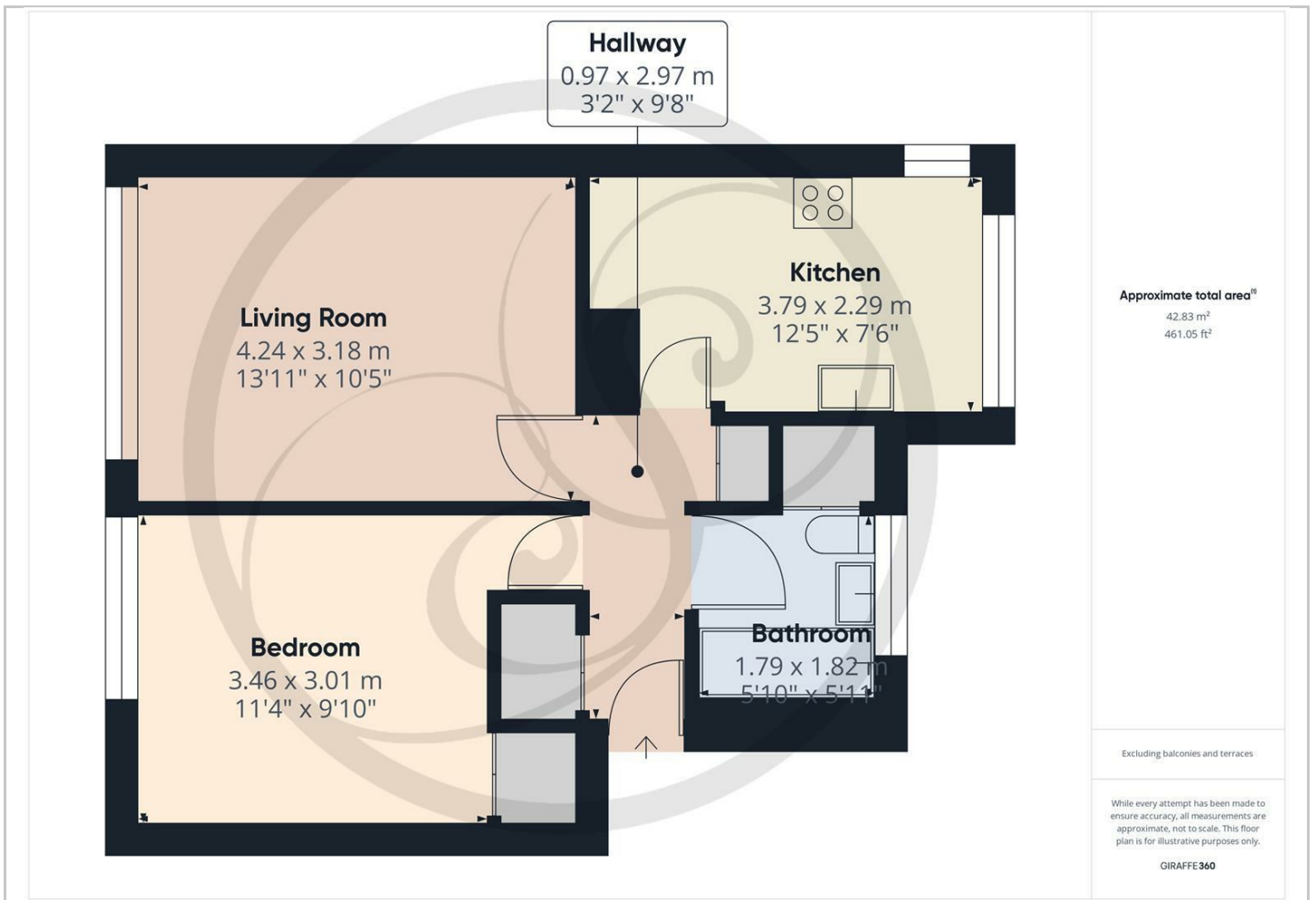
## Hybrid Map



## Terrain Map



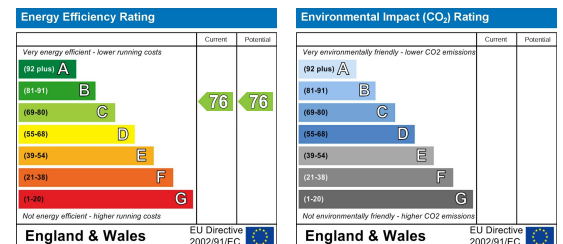
## Floor Plan



## 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



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