



Stoneacre  
Properties



## Westhill Terrace

81 Harrogate Road Leeds, LS7 3QE

£220,000





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## Entrance

Front door of the flat leads into the entrance hallway which offers access to the lounge, diner, kitchen, bathroom and both bedrooms.

## Lounge, Kitchen, Diner

Spacious and open plan room comprises kitchen which is made up of white gloss wall and base units, and includes, electric hob with extractor above, integrated oven, integrated microwave, integrated fridge/freezer, stainless steel undermounted sink. Space is offered for a dining table and lounge/living area.

## Bedroom 1

Spacious double bedroom is laid to carpet and with double windows allows natural light to flood in giving the room an open and airy feel.

## Bedroom 2

Second double bedroom laid to carpet.

## Bathroom

Modern tiled bathroom features shower over bath, shower screen, sink and toilet.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years from 2022. The current service charge is approx. £1250 per annum and ground rent is a peppercorn ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



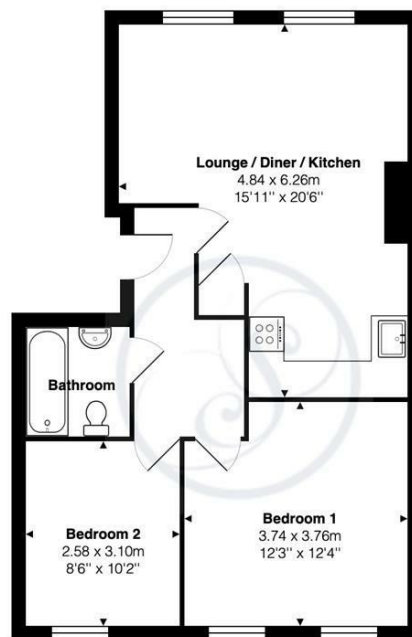
## Hybrid Map



## Terrain Map



## Floor Plan



81c, Harrogate Road, Moortown, LS7 3QE

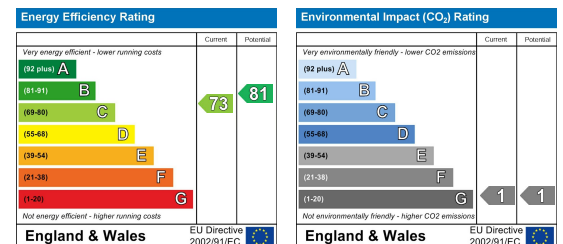
Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of the floor plan, all dimensions, door, window and room sizes are approximate and responsibility is taken for any error, omissions or inaccuracies. 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.

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