



Stoneacre
Properties



235 Harrogate Road

Leeds, LS17 6JB

£295,000



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Entrance

Complex is entered via an intercom entry system. Stairs and communal lift take you up to the second floor. Front door of the flat leads into the entrance hallway which offers access to the lounge/kitchen/diner, double bedroom 2, bathroom, cloakroom, utilities cupboard, and under stairs storage, and to upstairs. The stairwell and hallway are flooded from natural light from the electrically operated velux windows.

Kitchen/Living/Diner

Large open living space offers an abundance of space and access out to the balcony. The modern kitchen is made up of wall and base units and comprises integrated fridge/freezer, dishwasher, oven, hob with extractor above, ample storage space and a large breakfast bar for up to 4. The lounge and dining space offers ample space for seating as well as space for a large dining table that can accommodate 8-10 guests.

Bedroom 2

Situated to the first floor is bedroom 2 a large double bedroom with Juliet balcony.

Bathroom

Part tiled bathroom comprising shower over bath, toilet and sink.

Bedroom 1

Situated to the second floor is this spacious primary bedroom, offering ample space for a double/king size bed and wardrobe storage. The room also boasts Juliet balcony and en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Office/Bedroom 3

An ideal home office but can also accommodate a double bed. The room boasts a Velux window.

External

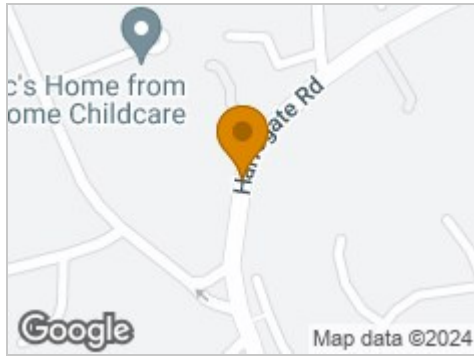
Externally, the property boasts well maintained communal gardens, an allocated parking space, and secure bike shed.

Lease

We are advised by the vendor that the property is leasehold with 981 years remaining. The complex is an owner managed block and the current service charge is approximately £2102 per annum and the ground rent is £150 per annum. We are advised that the ground is fixed indefinitely. A buyer is advised to obtain verification from their solicitor or legal advisor.



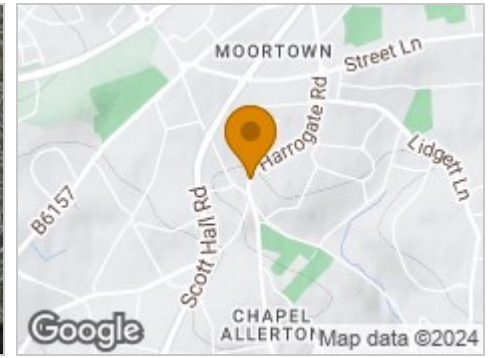
Road Map



Hybrid Map



Terrain Map



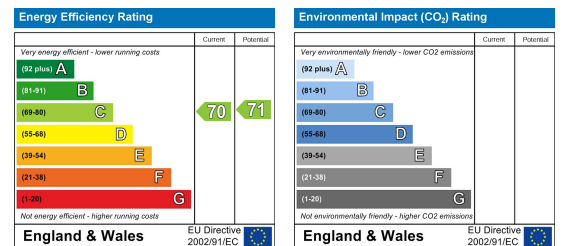
Floor Plan



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.

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