



Stoneacre
Properties



The Pines

Leeds, LS17 8GB

Offers In The Region Of £185,000



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Entrance

The building is entered via intercom entry system and stairs leads up to the second floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the property.

Lounge/Diner

Spacious, bright and airy lounge/diner offers ample space for seating as well as a dining area. The room is laid to carpet and continues through to the kitchen.

Kitchen

Modern kitchen made up of wall and base units comprises integrated, oven, hob with extractor above, plumbing for washing machine, space for fridge/freezer and an abundance of storage space.

Bedroom 1

The main bedroom is very generous in size. With fitted wardrobes upon entry to the room the main room itself offers ample space for a double/king size bed, as well as additional storage or a dressing area. The room is complete with en-suite bathroom.

En-suite

Comprising walk in shower, toilet and sink.

Bedroom 2

Second large double bedroom with built in wardrobe storage.

Bathroom

Main bathroom comprising shower over bath, toilet and sink.

External

Externally, the block sits within well maintained communal grounds and comes complete with an allocated parking space.

Lease

We are advised by the vendor that the property is leasehold with a term of approximately 110 years remaining. The current service charge is approximately £2857.65 per annum and ground rent is included within this. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



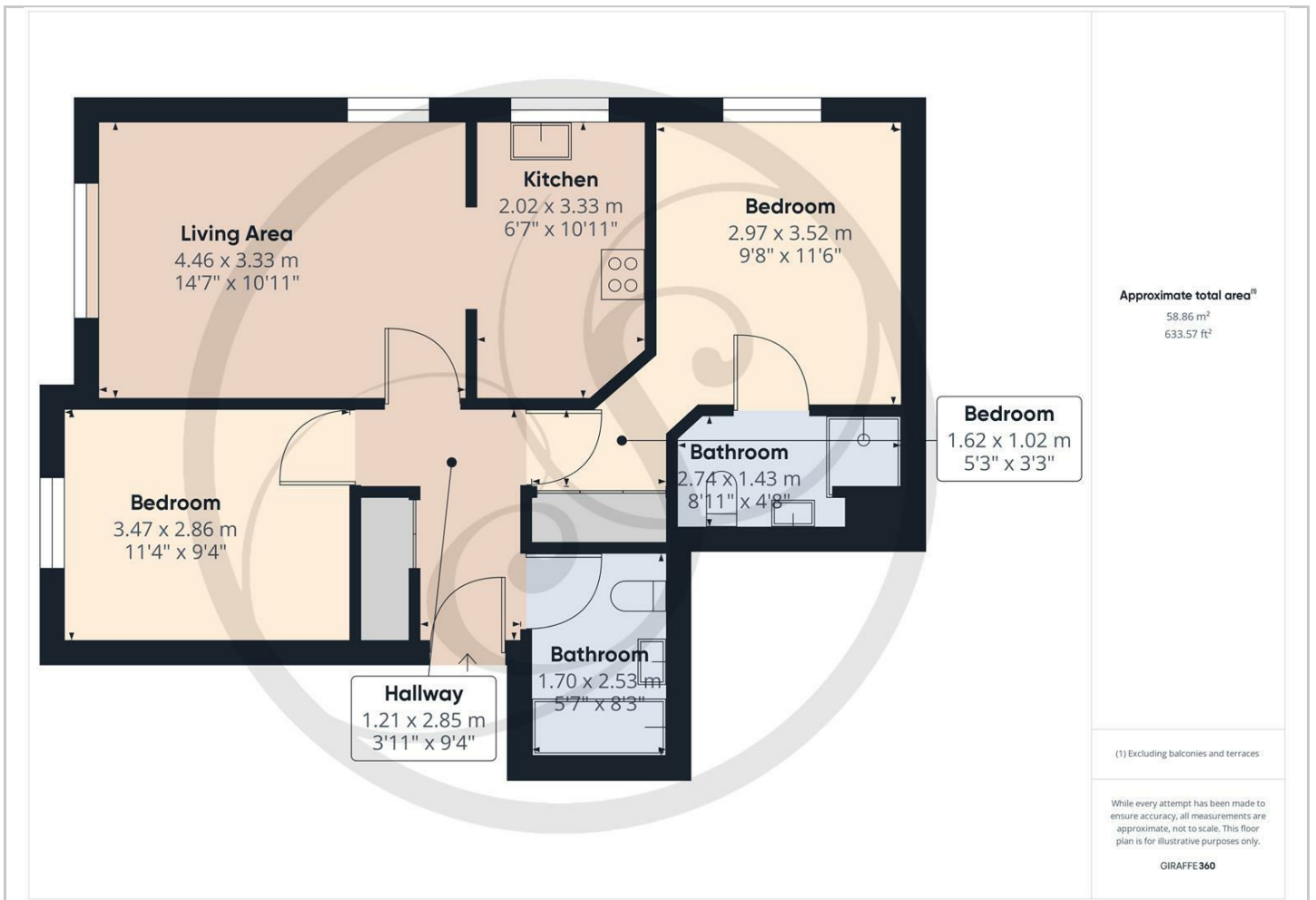
Hybrid Map



Terrain Map



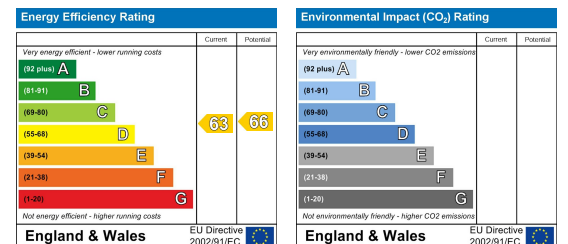
Floor Plan



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.