



Stoneacre  
Properties



## Wood Close

Leeds, LS7 3RT

£130,000



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## Communal Entrance

Well presented communal areas with new external door, intercom entry system.

## Lounge

Spacious lounge area with dual aspect double glazed windows, radiator, laid carpet.

## Kitchen

Kitchen made up of wall and base units with integrated oven, hob with extractor above, sink with drainer, plumbing for washing machine and ample storage space.

## Bedroom

Double bedroom with built in wardrobe, double glazed window, radiator.

## Bathroom

Modern tiled suite comprising bath with shower over, glass shower screen, toilet and sink, radiator, frosted double glazed window.

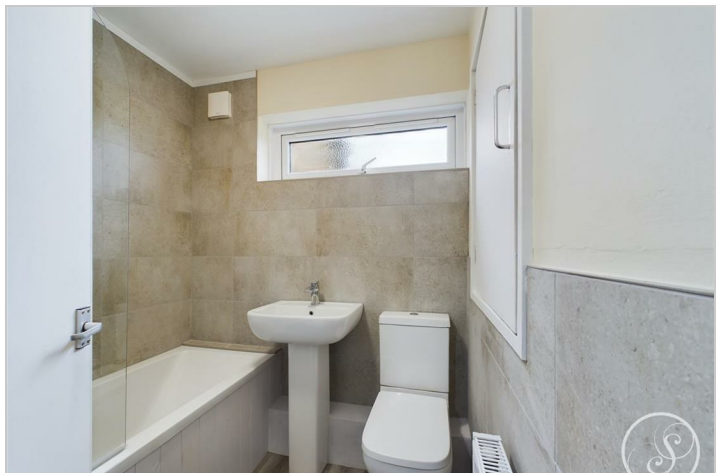
## External

The property is situated within very well maintained communal grounds and benefits from a residents only car park. Garages are available to rent at a subsidised rate.

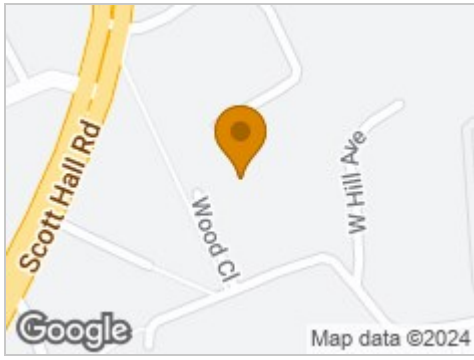
## Lease

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 £1500 per annum and includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.





## Road Map



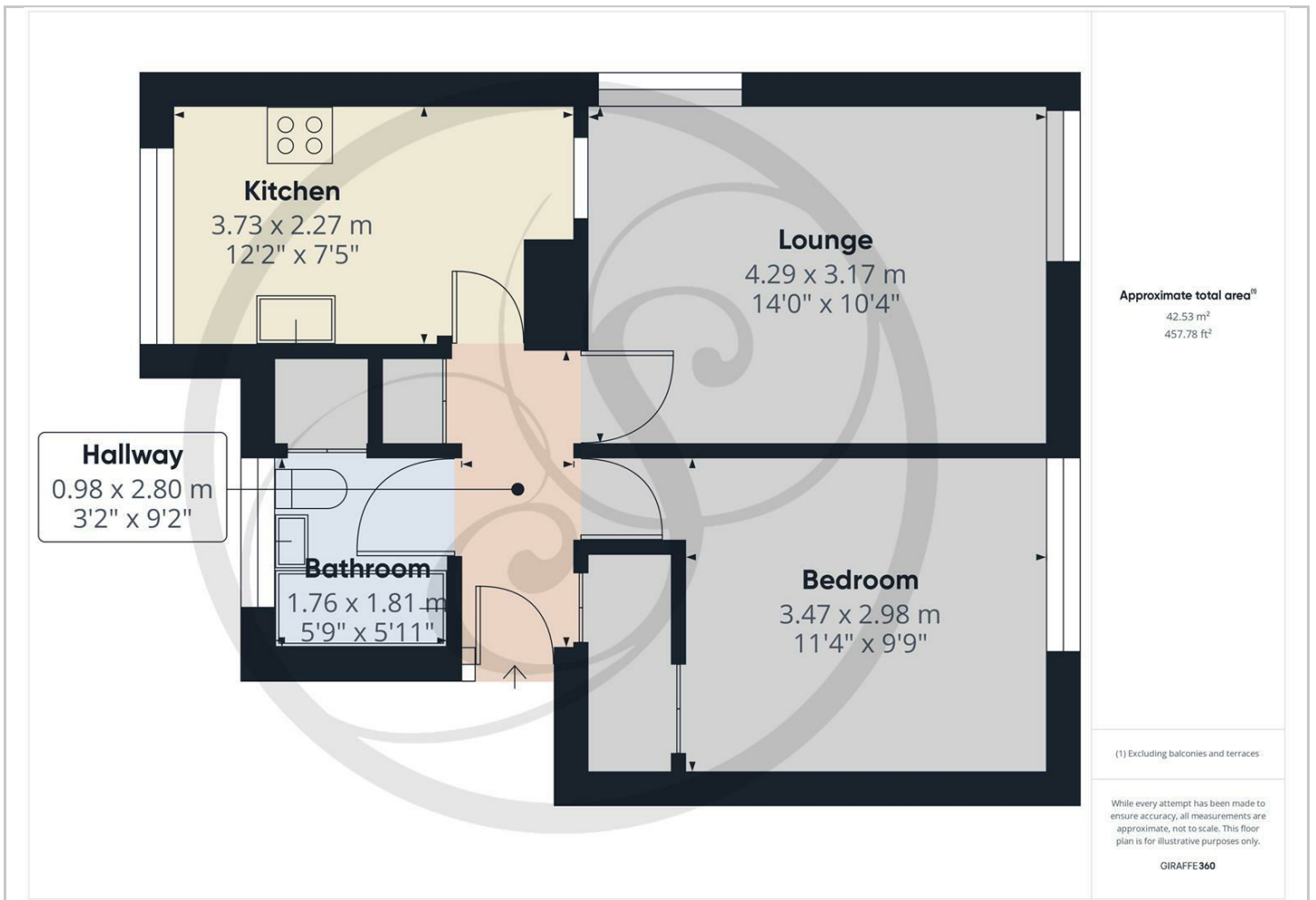
## Hybrid Map



## Terrain Map



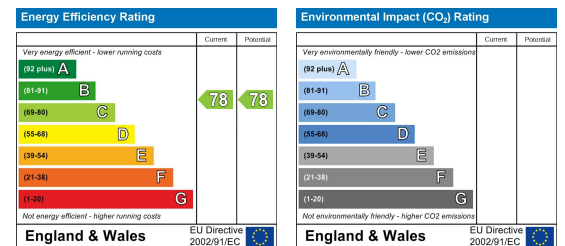
## Floor Plan



## 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.