



Stoneacre  
Properties



## Mount Pleasant Gardens

Leeds, LS8 4EH

£140,000



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## Entrance

Intercom entry system, stairs lead up to flat. Front door of flat leads into Entrance Hallway which offers access to both bedrooms, Lounge, Kitchen, bathroom, and storage cupboard.

## Lounge

Generous sized Lounge is neutrally decorated and complete with laminate flooring.

## Kitchen

Kitchen is made up of wall and base units and comprises integrated oven, hob, stainless steel sink with drainer, plumbing for washing machine.

## Bedroom 1

Primary bedroom is laid to carpet and offers space for a double bed and ample storage. Dual windows.

## Bedroom 2

Small double bedroom is laid to carpet.

## Bathroom

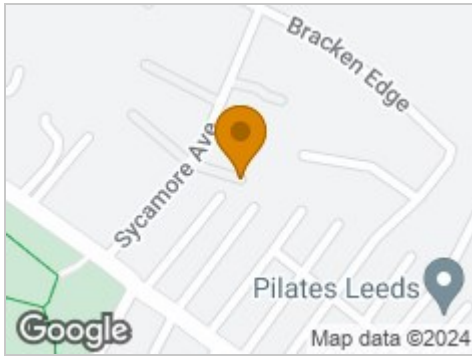
Newly updated bathroom comprises shower over bath with shower screen, sink and toilet unit, cupboard that houses immersion cylinder.

## Lease

We are advised by the vendor that the property is leasehold with 89 years remaining. The current service charge is approximately £760 per annum and the ground rent is £10 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



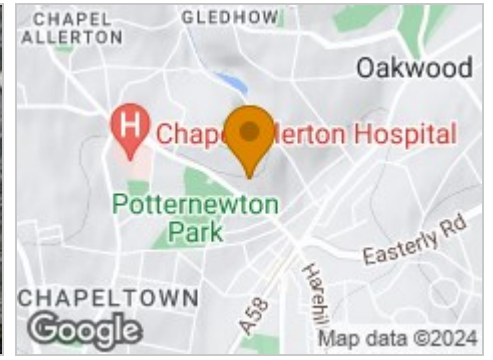
## Road Map



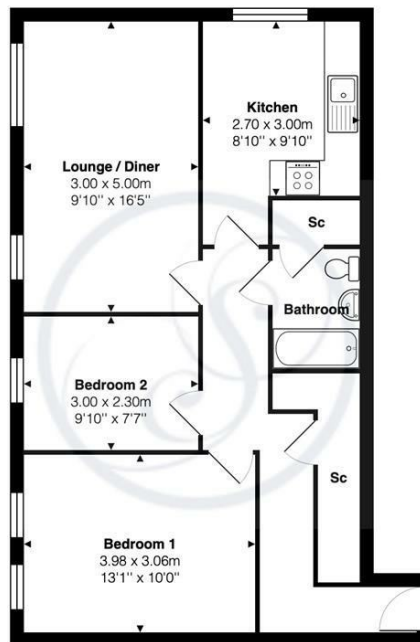
## Hybrid Map



## Terrain Map



## Floor Plan



8, Mount Pleasant Gardens, Sycamore Avenue, Chapeltown, LS8 4EH

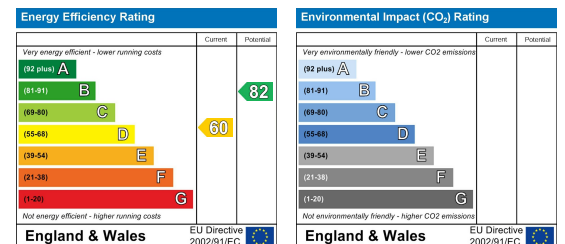
Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>

Whilst every exempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and responsibility is taken for any error, omissions or mis-statement.  
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.