



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 7HW**  
**£750 Per Calendar Month**

**\*\*\*INCREDIBLY SPACIOUS NEWLY REFURBISHED FLAT\*\*\* \*\*\*UNIQUE AND RARELY AVAILABLE\*\*\***

Stoneacre Properties are delighted to be able to offer to let an incredibly spacious and well appointed one bedroom, first floor flat, which can be found in this most convenient location, moments away from local shops as well as being close to transport links into Leeds City Centre. The property boasts incredibly spacious and well appointed rooms and is offered to let in literally ready to move into condition. With it's own private entrance, the accommodation comprises of an entrance hall, a superb lounge with a luxury open plan kitchen, bedroom and a luxury shower room. The property comes unfurnished and is Available 1st October 2024!

## GROUND FLOOR ENTRANCE

The flat has its own entrance at the ground floor level with stairs leading to the first floor accommodation.

## FIRST FLOOR

### LOUNGE 20'5" x 14'10" (6.228 x 4.521)

Three double glazed windows, low voltage inset spotlights, wall mounted electric wall heater, open plan to a luxury kitchen.

### OPEN PLAN KITCHEN

Range of luxury fitted wall and base units with a smart tiled splash back, built in oven and four ring electric hob with an extractor hood over, stainless steel sink unit, plumbed for a washing machine, space for an under counter fridge, double glazed window, breakfast bar, low voltage inset spotlights, wall mounted electric heater.

### BEDROOM 14'3" x 13'11" (4.341 x 4.230)

Wall mounted electric heater, double glazed window, low voltage inset spotlights.

### SHOWER ROOM 7'6" x 6'0" (2.277 x 1.825)

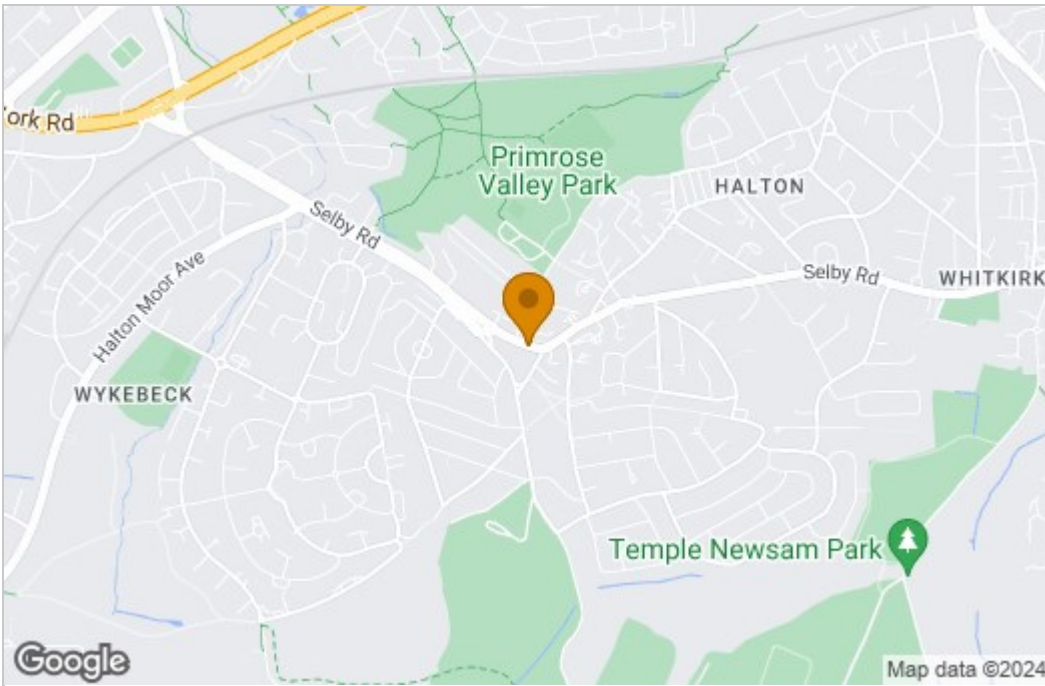
Luxury suite comprising of a walk in shower cubicle, pedestal wash hand basin, low level WC, chrome heated towel rail, low voltage inset spotlights, frosted double glazed window.

## DISCLAIMER

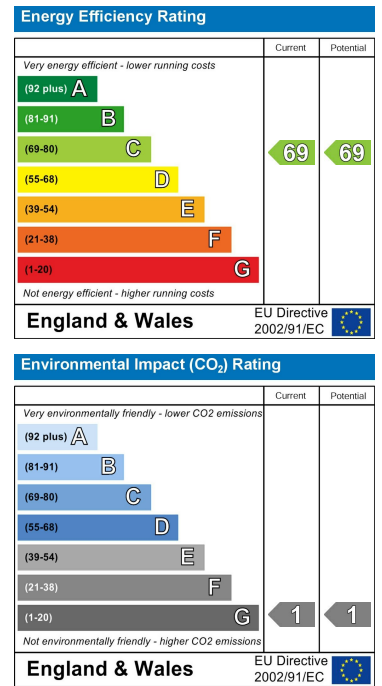
In accordance with the Estate Agents Act 1979, we hereby confirm that the vendor of this property is a Director of Stoneacre Properties.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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