



Stoneacre  
Properties



## Harrogate Road

Alwoodley Leeds, LS17 8ER

£350,000



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## Entrance

Building is entered via intercom entry system/key. Apartment is situated to the ground floor. Entering the property you are welcomed into the entrance hallway which offers access throughout the apartment.

## Lounge/Diner

Open plan lounge/diner is generous in size offering ample space for seating as well as a separate dining area for up to 8-10 guests. The dining room also offer access to the kitchen.

## Kitchen

Made up of wall and base units and comprises integrated fridge/freezer, double oven, microwave, gas hob with extractor above, dishwasher and ample storage space.

## Bedroom 1

Spacious double bedroom is laid to carpet with fitted storage and 3-piece en-suite bathroom. Door offers access directly out to the patio / communal gardens.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 2

Second double bedroom laid to carpet with fitted storage and en-suite bathroom.

## En-suite 2

Comprising shower over bath, toilet and sink.

## w/c

Toilet and sink.

## External

Externally, the property offers a patio area that leads onto the well maintained communal gardens. The property also comes complete garage with electric door and parking space.

## Lease

We are advised by the vendor that the property is leasehold with 971 years remaining. The current service charge is approximately £2767.92 per annum and the ground rent is £87.05 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



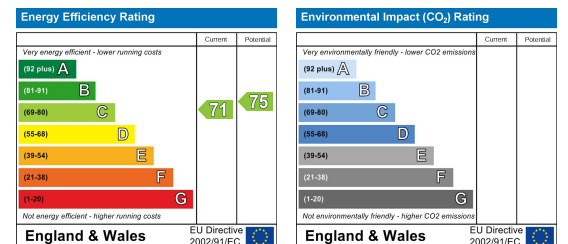
## Floor Plan



## 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.