



Stoneacre
Properties



Lidgett Lane

Leeds, LS8 1PL

£325,000



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Entrance

The main building is entered via a shared communal external door, with original wooden staircase leading up to the first floor apartment. The communal areas also boast original stained glass windows.

Hallway

Entering the apartment you are welcomed into the main hallway which offers access throughout the property. Upon entry you are met with Amtico flooring, high ceilings and high rise skirting, dado rails and stained glass internal windows.

Lounge

The lounge is vast in size measuring a total of circa 270 sqft. Ample space is offered for seating as well as space for a more formal dining table, the room offers a perfect space for hosting and socialising and is bright and airy given the triple aspect windows which all look out over the communal gardens. The room further boasts a multi fuel burner, giving the large room a truly cosy feel.

Breakfast Kitchen

A wonderfully presented and modern kitchen is made up of grey gloss wall and base units and comprises integrated AEG oven, AEG microwave, hob with extractor above, built in washing machine, and the free standing fridge/freezer is included in the sale. The kitchen offers an abundance of storage space as well as space for a breakfast table. The kitchen is finished with Quartz worktops.

Bedroom 1

The first of two large double bedrooms. Laid to carpet with feature fireplace, and ample space for bedroom furniture including wardrobes, drawers, and dressing table.

Bedroom 2

The second large double bedroom again with space for bedroom furniture, the room is again laid to carpet.

w/c

Situated to the end of the hallway is a separate w/c, perfect for guest use. Well finished the w/c is partially tiled and has its own window.

Storage Cupboard

Located between the w/c and bathroom is a large storage cupboard offering that much needed space for belongings. The cupboard also houses the combi boiler.

Bathroom

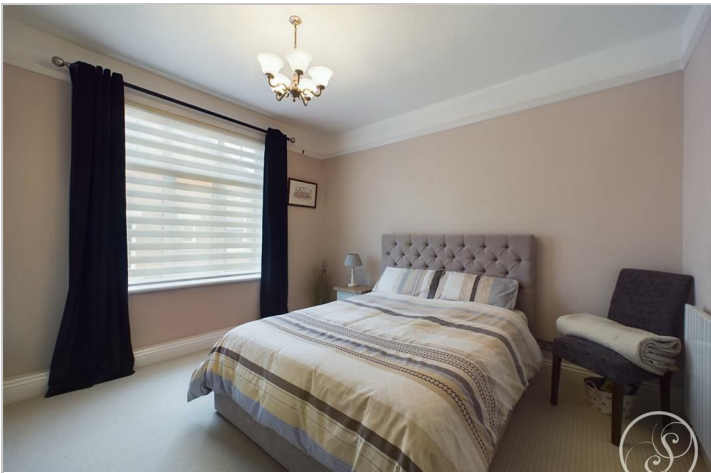
A show stopping bathroom in an already exceptional apartment, the bathroom is partially tiled boasting a large freestanding bath, walk in shower with rain head, toilet, and vanity sink unit.

External

The apartment comes complete with one parking space and residents get access to the communal garden, an ideal space to relax!!

Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years from 2019. The current service charge is approx. £1200 per annum and ground rent is currently £0 per annum (peppercorn ground rent). A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



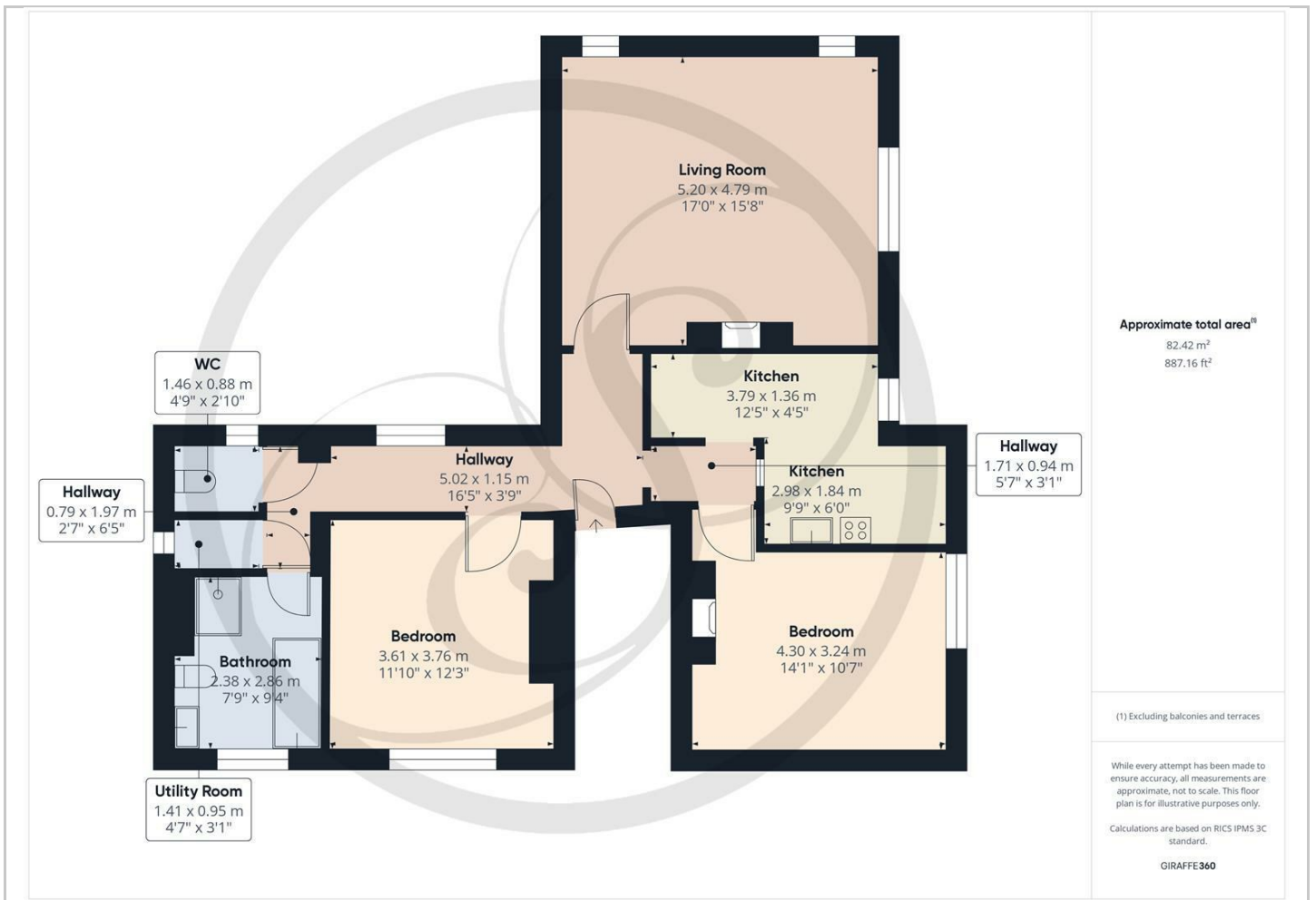
Hybrid Map



Terrain Map



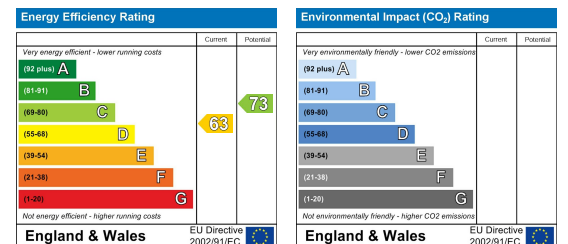
Floor Plan



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.