



Stoneacre
Properties



Lindsey Road

Leeds, LS9 7LT

£140,000



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Entrance

The property is officially entered via the communal entrance with the front door leading in to the hallway, however, given the location of the drive, the side door in to the lounge is a more convenient main entrance for every day use. The hallway boasts ample under stairs storage as well as storage cupboard.

Lounge/Diner

A spacious reception room with ample space for seating as well as a formal dining space with side door out to the garden and drive.

Kitchen

A bespoke built kitchen comprises integrated oven, electric hob with extractor above, and space / plumbing for washing machine and dishwasher. There is also a storage cupboard and walk in pantry.

Bedroom 1

Spacious double bedroom is laid to carpet with walk in wardrobe, wood paneling and built in wardrobes, so there is plenty of storage space!

Bedroom 2

Second double bedroom laid to carpet.

Bedroom 3

Third spacious double bedroom can accommodate double bed and bedroom furniture.

Bathroom

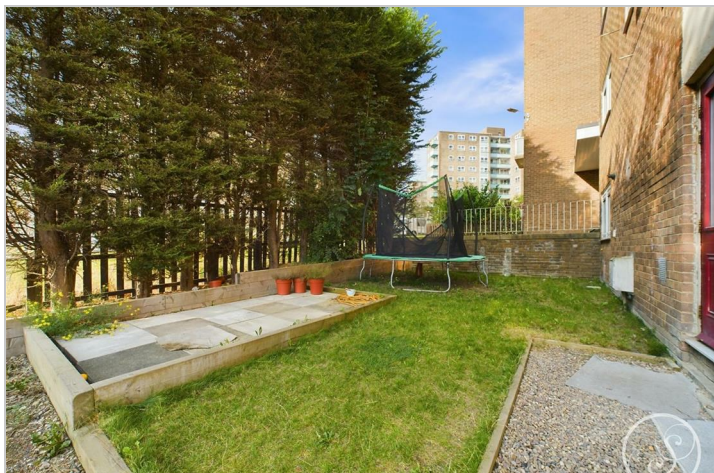
Main bathroom with shower over bath, toilet and sink.

External

Externally, the property boasts a private driveway and garden, an absolute rarity in this location. This outdoor space is ideal for hosting gathering, kids playing or just relaxing and a private driveway ensures you always have a space directly outside the property.

Lease

We are advised by the vendor that the property is leasehold with an original term of 125 years from 2003. The current service charge is £900 per annum and ground rent is currently £10 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



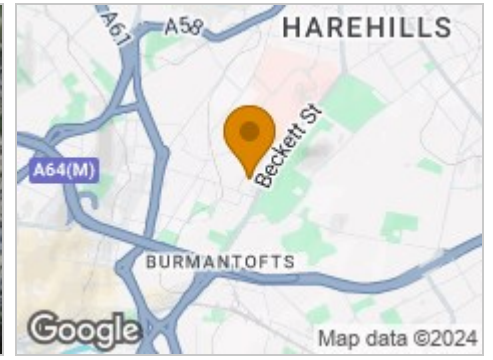
Road Map



Hybrid Map



Terrain Map



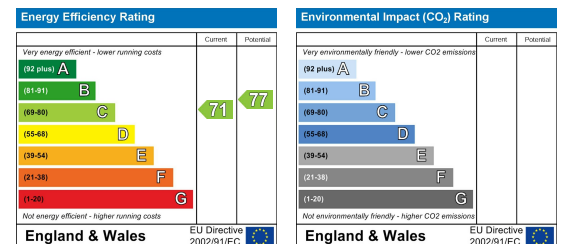
Floor Plan



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.