



Stoneacre  
Properties



## Oakwood Lane

Leeds, LS8 2PE

£575,000





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## Entrance

The property is entered via a communal front door which leads to a private ground floor entrance to apartment 2 where you are welcomed into the entrance hallway with cloakroom storage and understairs storage.

## First Floor Landing

Original Georgian stair case leads up to the first floor landing, a wonderful bright and airy space with double height ceilings with stain glass windows to the roof flooding the space with natural light. The period features continue with superb built in storage space. The landing offers access to the lounge/diner, kitchen, bedroom 1 and one of two main bathrooms.

## Lounge/Diner

A spacious open plan living space is separated into a large formal dining area that seamlessly runs into the main living room. The dining space can accommodate in excess of 8-10 guests and the formal living room offers an abundance of seating space with a large bay window which helps fill the room with natural light. The room boasts two feature fireplaces, as well coving, ceiling roses and picture rails. The lounge offers access to the study.

## Study

A perfect working space separated from the rest of the apartment.

## Kitchen

A modern kitchen/breakfast room with an informal dining space as well as breakfast bar seating, the kitchen is complete with granite worktops and is made up of shaker style wall and base units and

comprises an array of integrated appliances including, fridge/freezer, dishwasher, oven, microwave, electric hob with extractor above, and washer/dryer.

## Bedroom 1

Large double bedroom with dual aspect windows and an original feature fireplace. The room boasts fitted wardrobes and a spacious en-suite bathroom. E

## En-suite

Tiled en-suite with large walk in shower, toilet and sink.

## Main Bathroom 1

A large tiled bathroom free standing claw foot bath, toilet, sink and bidet.

## Second Floor Landing

Offering a further study space and showcasing the stained glass window to the ceiling.

## Bedroom 2

Second exceptionally large double bedroom with fitted wardrobes to the eaves of the room. A wonderful en-suite bathroom is accessed down a staircase.

## En-suite 2

Tiled en-suite with shower, toilet and sink.

## Bedroom 3

Third and final spacious double bedroom.

## Main Bathroom 2

The second of two bathrooms situated to the second floor, comprising toilet, sink and shower.

## External

The apartment boasts 3 parking spaces with further space for guest parking, electric gate offers access to the grounds. To the far end of the grounds is a private garden space, filled with mature plants, and offering a patio seating area, as well a summer house.

## Lease

We are advised by the vendor that the property is a share of freehold with flat 1 and flat 2 each owning 50% of the freehold, the lease term is XXX years from 202X. The service charge will be approx £2000 per annum and ground rent will be a peppercorn ground rent, there is also a 50/50 split between flat 1 and 2 of the buildings insurance in addition to the service charge. A buyer is advised to obtain verification from their solicitor or legal advisor.





## Road Map



## Hybrid Map



## Terrain Map



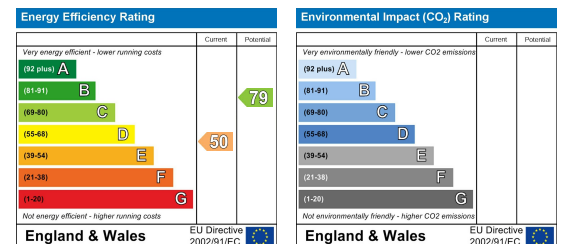
## Floor Plan



## 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



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