



Stoneacre  
Properties



## Wensleydale court

Leeds, LS7 3SA

£195,000



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## Entrance

The block is entered via intercom entry system and the flat is situated to the ground floor. Entering the apartment you are welcomed in to the entrance hallway which boasts a sizeable cloaks cupboard for coats and shoes and offers access throughout the property.

## Lounge/Diner

A spacious formal living space is finished with laminate flooring and is flooded with natural light from dual aspect windows overlooking the communal grounds. The room offers space for a seating area as well as a dedicated dining space. The lounge/diner leads to the kitchen.

## Kitchen

Modern kitchen has recently been updated and is made up of shaker style wall and base units and comprises integrated oven, gas hob with extractor above, plumbing for washing machine, space for fridge/freezer, and two large larder cupboards, the kitchen offers an abundance of storage space.

## Bedroom 1

Large double bedroom is laid to carpet and offers space for bedroom furniture including wardrobe, drawers and dressing table.

## Bedroom 2

A second spacious room is ideal as a guest bedroom, or office space. The room is complete with built in wardrobes.

## Bathroom

Modern tiled bathroom has been updated by the current owners and boasts a walk in shower, toilet, sink and towel radiator.

## External

Externally, there is a communal car park and the owner can make use of the well presented communal grounds.

## Lease

We are advised by the vendor that the property is leasehold with a term of 999 years from 1982. The current service charge is approximately £1200 per annum and the ground rent is £25 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



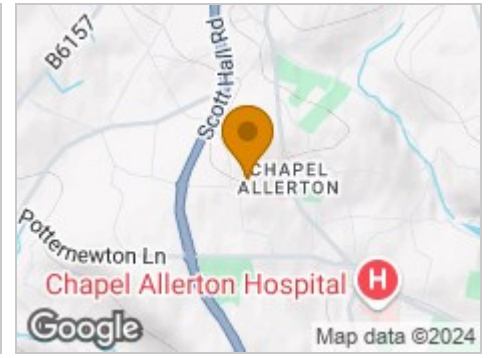
## Road Map



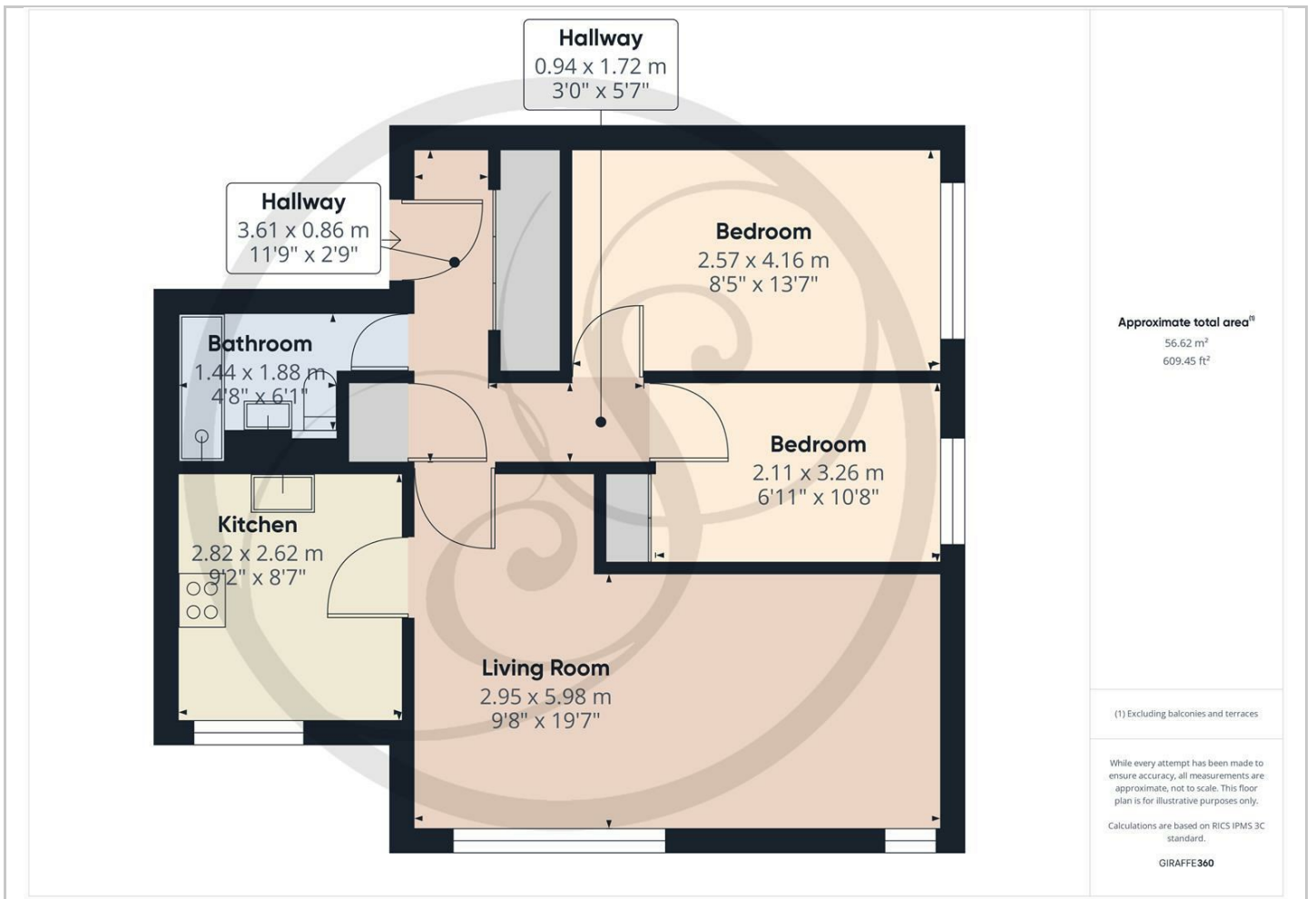
## Hybrid Map



## Terrain Map



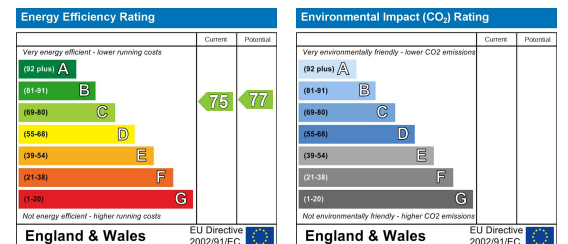
## Floor Plan



## 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.