



Stoneacre
Properties



Candle House, Wharf Approach

Leeds, LS1 4GH

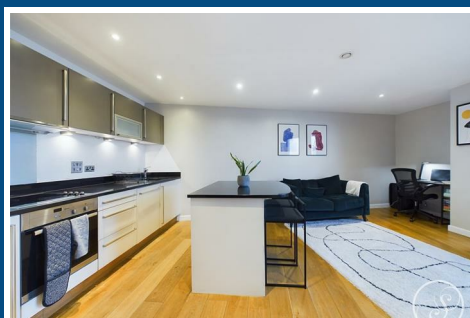
£190,000



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Entrance

The building is entered via a communal door with key fob entry and lift takes you up to the 8th floor. Upon entering the apartment you are welcomed into the hallway which offers access through the flat, including to the storage cupboard housing the electric boiler and washer/dryer.

Kitchen/Living/Diner

Wonderful open plan space is flooded with natural light from the sliding door onto the balcony. Ample space is offered a seating area as well as a dining/office space. Sliding door leads out to the balcony, a great space for al fresco dining. The modern kitchen is made up of white wall and base units and comprises integrated oven, electric hob with extractor above, integrated fridge, full size dishwasher, plenty of storage space all finished with solid worktops and an island with breakfast bar seating.

Bedroom

Double bedroom with large floor to ceiling window, fitted wardrobe with sliding doors, the room is laid to carpet.

Bathroom

Generous sized bathroom is tiled with large mirror and shelving unit, toilet, sink, shower over bath and towel radiator.

External

Private balcony off the lounge/diner. To the top floor of the building is a communal garden with superb views of Leeds City Centre, and multiple seating areas, a wonderful space to enjoy the sun individually or to socialise.

Lease

We are advised by the vendor that the property is leasehold with a term of 232 years remaining. The current service charge is approximately £2658.32 per annum and the ground rent is £275 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



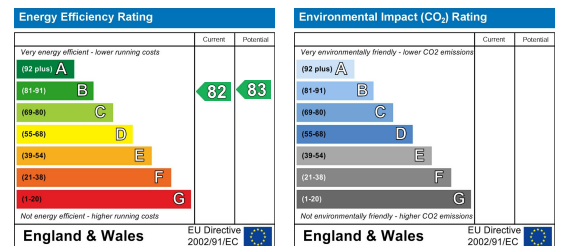
Floor Plan



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.