



Stoneacre
Properties



Cavendish Mews

Leeds, LS17 7AA

£209,950



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HALLWAY

Entering the property you're welcomed into the bright and spacious hallway. The hallway also provides access to the boarded loft.

LIVING ROOM

Spacious living room with large double glazed window flooding the room with natural light, laid to carpet.

KITCHEN

A separate kitchen featuring a range of wall and base units with wooden surfaces over and splash back tiling, stainless steel sink with drainer unit and mixer tap, induction hob with extractor, fitted oven, integrated fridge/freezer, plumbing and integrated washing machine, double glazed window and tiled flooring.

BEDROOM ONE

Spacious double bedroom with built in wardrobes and drawers, laid to carpet, double glazed window, radiator and eaves storage.

BEDROOM TWO

Double bedroom, laid to carpet, double glazed window and radiator.

BATHROOM

Fully tiled walls and floor, fitted bath with tiled panel and mixer tap, tall standing radiator, free standing shower, push to flush toilet, large mirror over wash basin. The bathroom also benefits from underfloor heating.

EXTERNAL

Externally the property boasts well maintained

communal grounds and a separate garage along with ample parking.

LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 993 years remaining.

We are also advised that the current service charge is approximately £1339pa this includes the ground rent. The sinking fund is £333.33pa. These charges are payable per month at £139.43.

A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



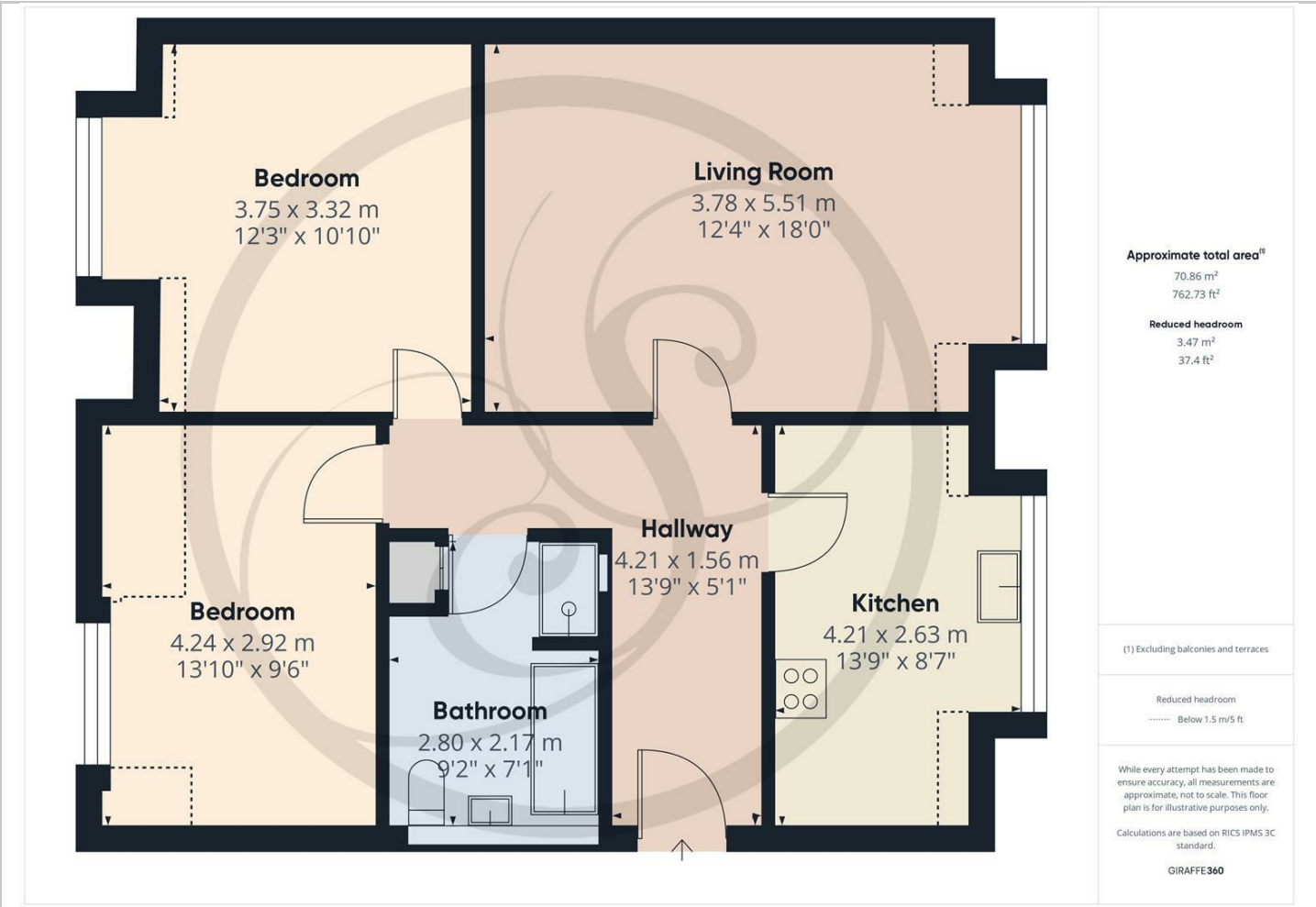
Hybrid Map



Terrain Map



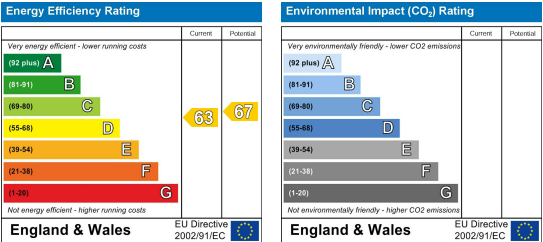
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.