



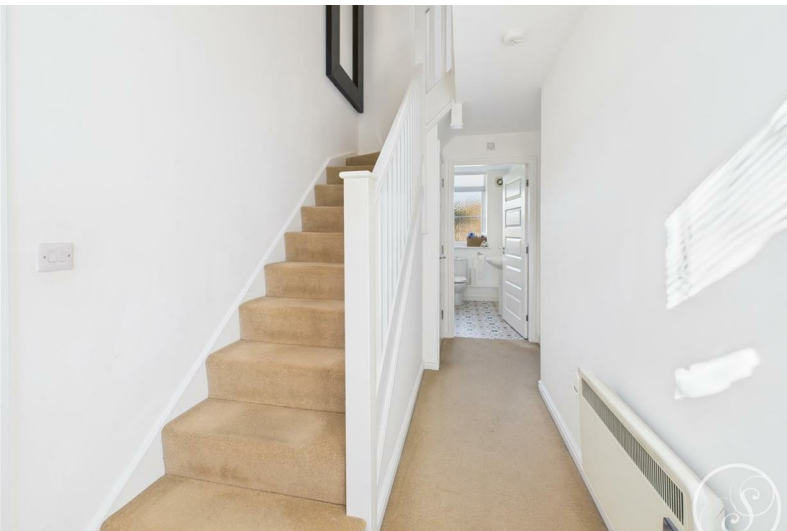
Stoneacre
Properties



Eyres Mill Side

Leeds, LS12 3DG

£95,000



Eyres Mill Side

Leeds, LS12 3DG

£95,000



Entrance

Intercom entry system provides access to the block where stairs lead up to the second floor. Entering the apartment you are welcomed into the entrance hallway which offers access to the kitchen/living area and downstairs bathroom.

Kitchen/Living Area

This bright and airy open plan space boasts a dedicated seating area (sofa to be left in the property) which is open to the kitchen. The kitchen is made up of wall and base units and a freestanding unit (to be left) increases the overall usable worktop space, as well as offering breakfast bar seating. The kitchen also comes complete with dishwasher, washing machine and fridge/freezer.

Bathroom

Downstairs bathroom comprises shower over bath, toilet and sink.

Bedroom

Situated to the second floor of the apartment, this spacious double bedroom accommodates a double/king size bed as well as bedroom furniture. The room also has its own en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Office/Walk in wardrobe

Situated to the second floor, this additional room with velux window is great for a walk in wardrobe, or could be used as a home office.

External

Stanningley Place sits within the Winker Green

development and is accessed via electrically operated gates. The property comes complete with an allocated parking space.

Lease

We are advised by the vendor that the property is leasehold with a term of 125 years commencing 2008. The current service charge is approximately £1720 per annum and the ground rent is £175 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



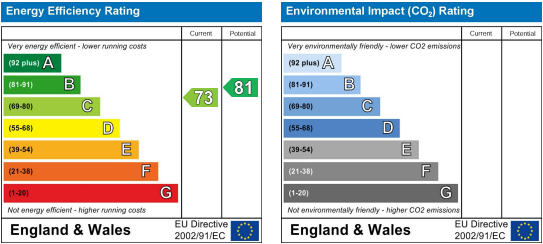
Floor Plan



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