



Stoneacre  
Properties



## Harrogate Road

Leeds, LS17 8WA

£260,000

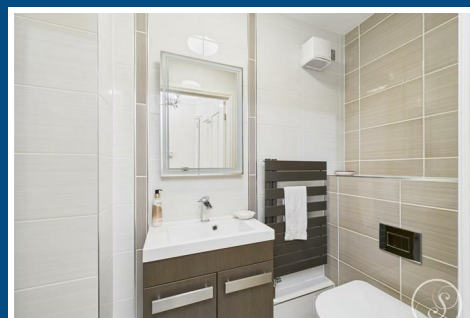




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## Entrance

The complex is entered via electric gates and the building is entered via key fob. Lift leads up to the first floor where the flat is situated.

## Living Room

Large spacious living room offers ample space for a dining area and a seating area. Kitchen is accessed via the living room and the balcony is accessed via the living room.

## Kitchen

Modern kitchen comprises an array of integrated appliances including oven, microwave, dishwasher, washing machine, fridge and freezer, and plenty of storage space.

## Bedroom 1

Large double bedroom boasts an abundance of fitted storage as well as dressing table. Complete with en-suite bathroom.

## En-suite

Tiled and comprises shower, toilet and sink.

## Bedroom 2

Second spacious bedroom with fitted wardrobes.

## w/c

Comprising toilet and sink.

## External

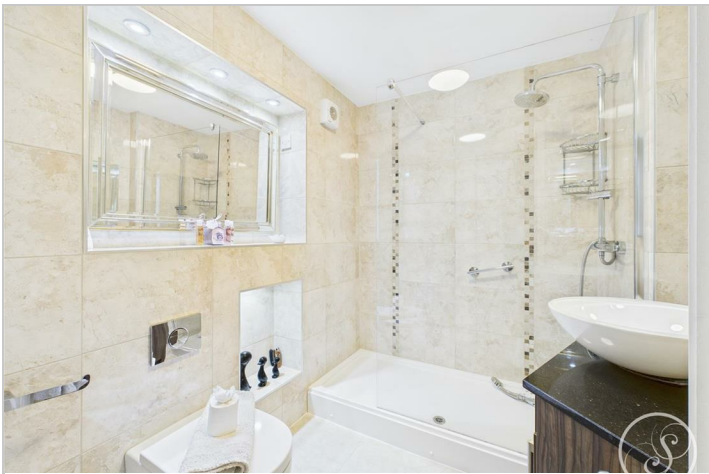
The property benefits from a private balcony and residents can enjoy the well maintained communal grounds.

## Parking

The apartment comes with a secure parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of 97 years remaining. The current service charge is approximately £3325 per annum and the ground rent is £714 per annum this includes water rates and buildings insurance. A buyer is advised to obtain verification from their solicitor or legal advisor.





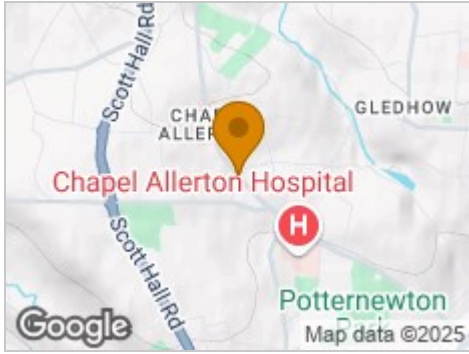
Road Map



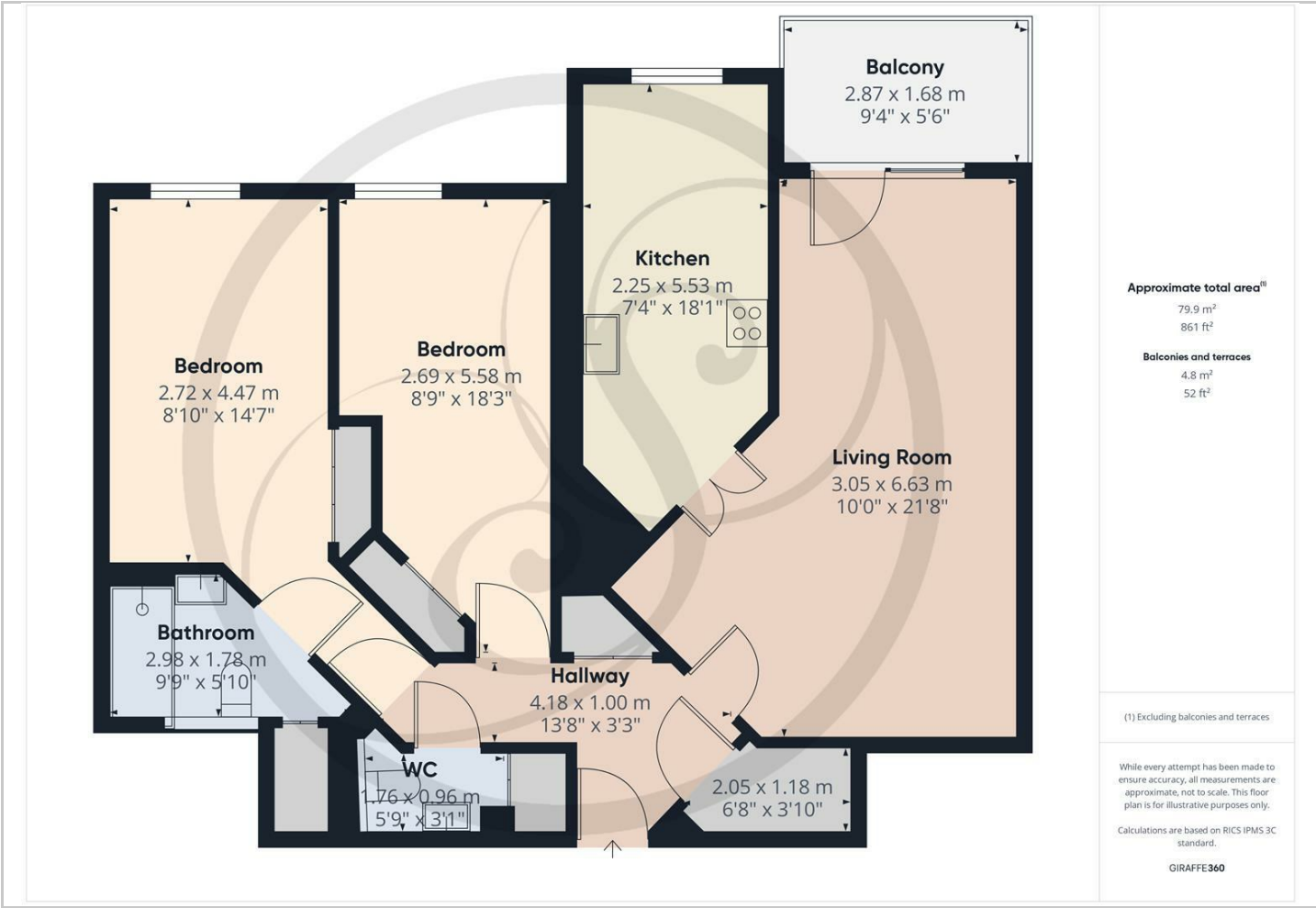
Hybrid Map



Terrain Map



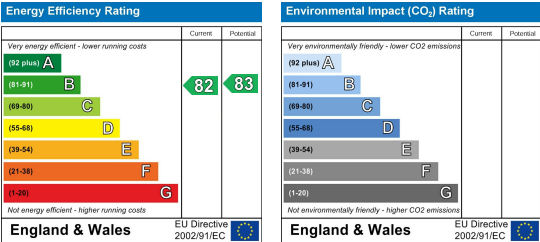
Floor Plan



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.