



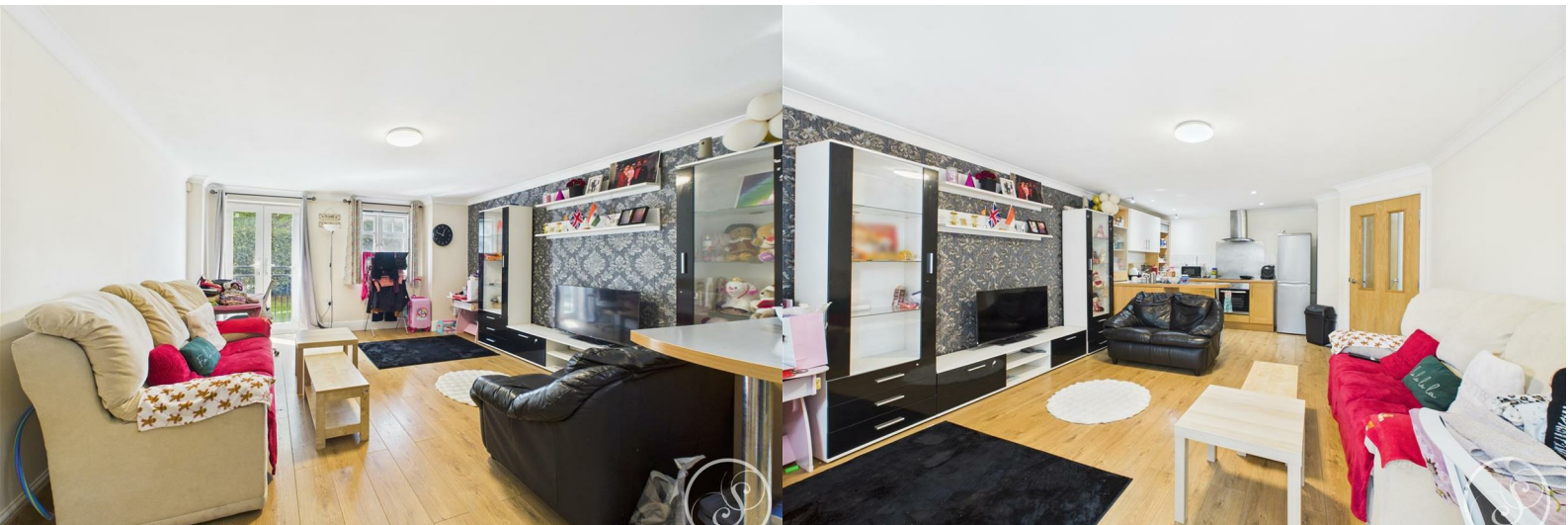
Stoneacre
Properties



Brackenhurst Place

Moortown Leeds, LS17 6WD

Offers In The Region Of £175,000



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Entrance

Intercom entry system provides access to the block, and the property is located on the ground floor. The front door of the flat leads in to the entrance hallway which offers access to the lounge/kitchen/diner, both bedrooms, the main bathroom, and storage cupboard.

Kitchen/Living/Diner

Open plan living space with a fitted kitchen comprising integrated oven, electric hob with extractor above, washing machine and fridge/freezer. The kitchen offers ample storage space. The living space offers a dedicated dining area as well as plenty of space for seating. The Juliet balcony opens the room up to the outdoors.

Bedroom 1

Double bedroom with fitted wardrobes and en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom. This bedroom is perfect for a second bedroom, guest bedroom, dressing room, or home office. Access is offered from Bedroom 2 to the main bathroom.

Bathroom

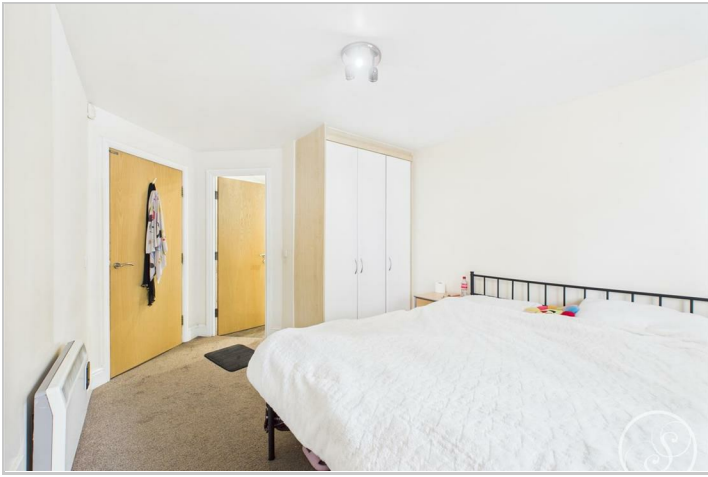
Bathroom comprises bath, toilet, and pedestal sink. Accessed from hallway and bedroom 2.

External

Externally, the property comes with one allocated parking space and access to the well maintained communal gardens.

Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years (approx 978 remaining). The current service charge is approx. £2000 per annum and ground rent is £165 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



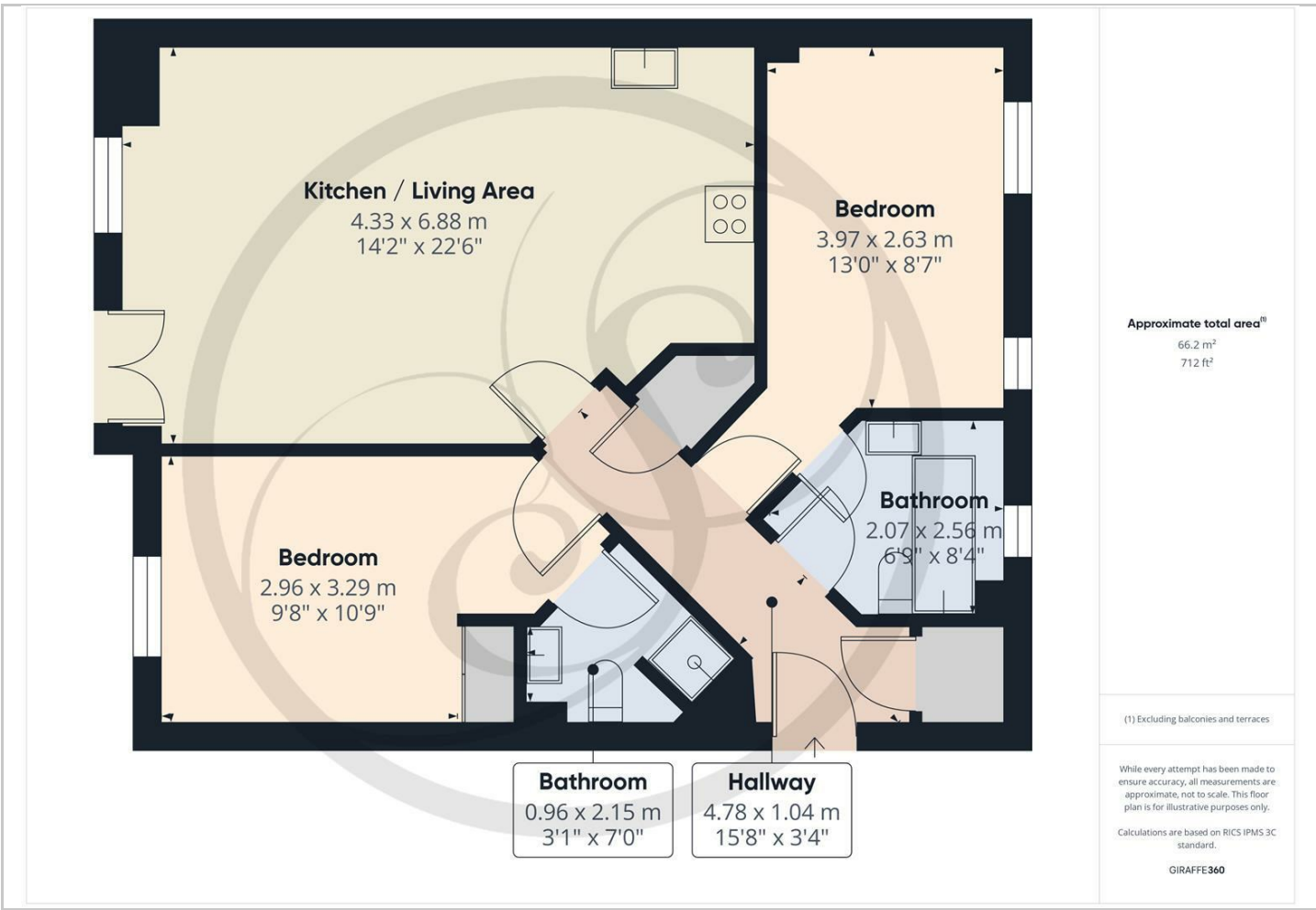
Hybrid Map



Terrain Map



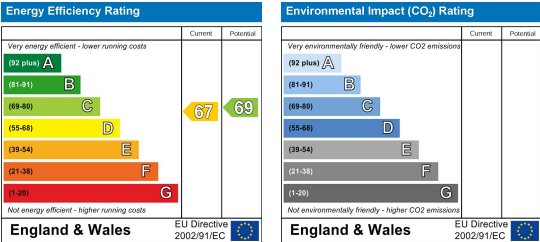
Floor Plan



Viewing

Please contact our Chapel Allerton Lettings 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.