



Stoneacre  
Properties



## The Moorlands

Leeds, LS17 8AB

Offers Over £160,000



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## Entrance

Located on the first floor, boasting a useful storage cupboard located in the communal entrance.

Entering the property you're welcomed into the hallway which offers access to the master bedroom and lounge/kitchen/diner.

## Lounge

Bright and spacious lounge area with large window which floods the room with natural light, complete with window seat.

## Kitchen/diner

Fantastic dining space offering ample room for a dining table.

Kitchen made up of wall and base units with hob, extractor and oven.

## Bedroom One

Great size master bedroom boasting ample fitted storage and a large window, laid to carpet.

## Bedroom Two

Single bedroom or useful home office/study, complete with fitted storage, laid to carpet.

## Bathroom

Fully tiled 3 piece bathroom complete with shower over bath, sink and toilet.

## External

Set in wonderfully maintained communal grounds just off Shadwell Lane, the property is conveniently situated and offers resident parking and a peaceful outlook.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years from 1982 . The current service charge is approximately £100 per month, which includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.





Road Map



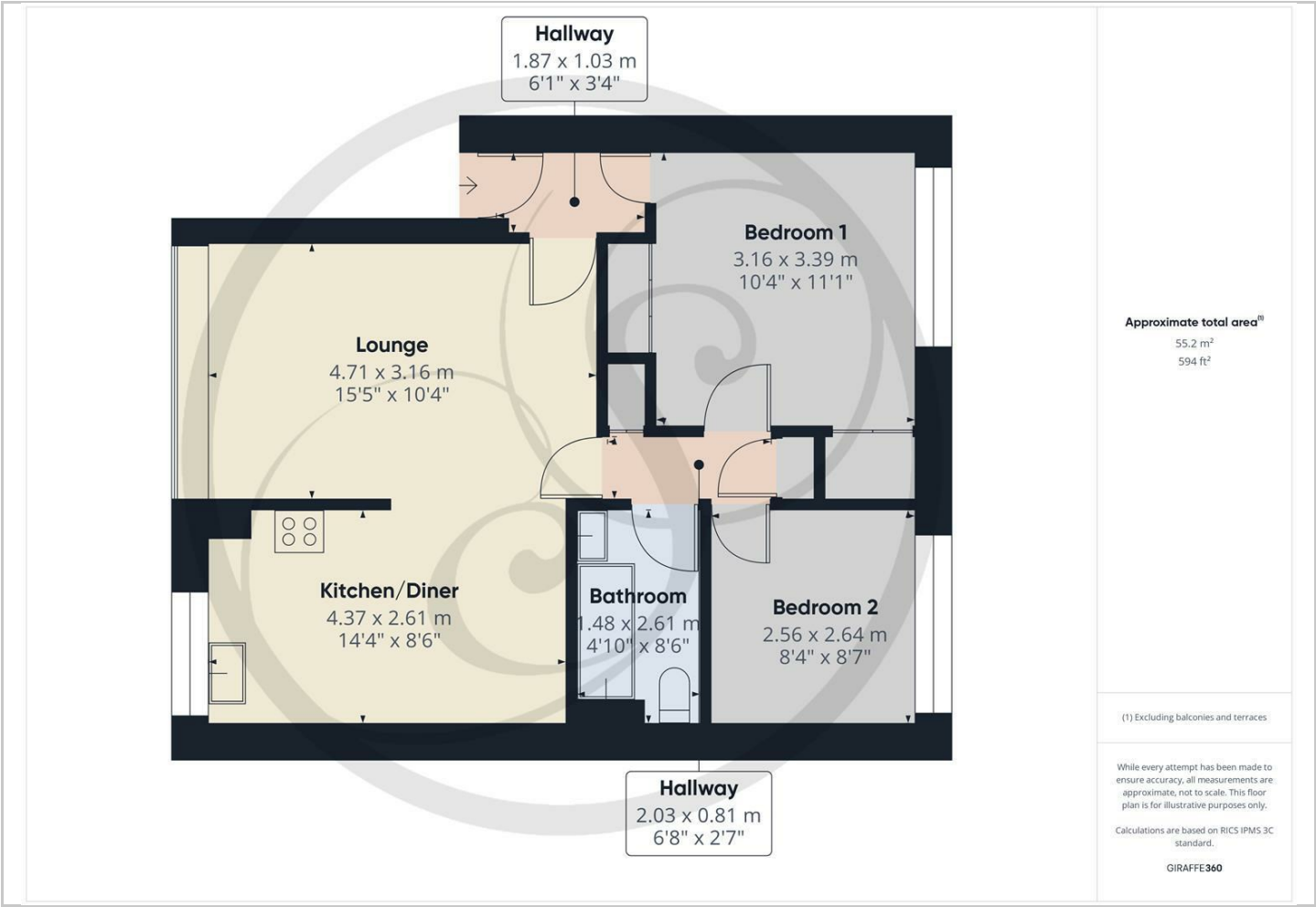
Hybrid Map



Terrain Map



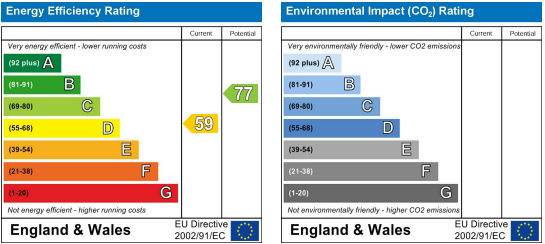
Floor Plan



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



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