Stoneacre Properties

Leylands Road, Leeds, LS2 7JS

£55,000

*** NEWLY INSTALLED KITCHEN *** CASH BUYERS ONLY - CAN BE SOLD WITH VACANT POSSESSION BUT ALSO A GREAT INVESTMENT OPPORTUNITY - CURRENTLY ACHIEVING £650 PCM *** ONE BEDROOM APARTMENT WITH COMMUNAL ROOF GARDEN **** LARGE 1-BED CIRCA 27 SQM *** Stoneacre Properties are pleased to be able to offer for sale this compact yet well planned apartment located in this attractive purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities on offer there. Featuring a spacious reception room with newly installed kitchenette, double bedroom, shower room and access to the communal roof garden.

Lease:

We are advised the property is leasehold with a term of 125 years from 2004. The current service charge is approximately £1778 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Communal Entrance
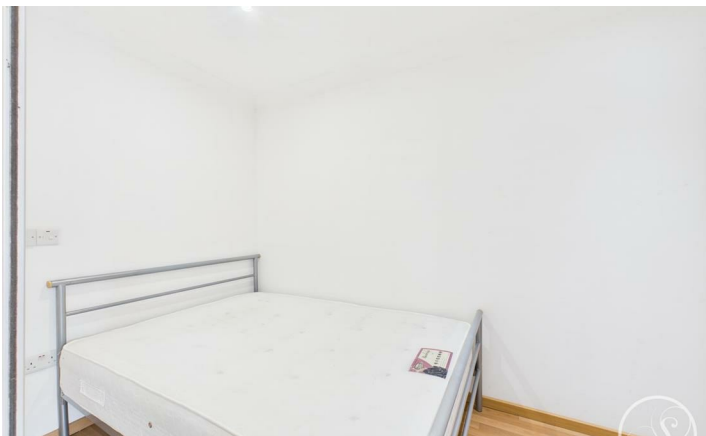Secure entry system, postboxes with stairs/lift to third floor.

Kitchen/Living/Diner
Wood strip laminate flooring, wall mounted electric heater, double glazed floor to ceiling windows with sliding door and Juliette balcony. Brand new kitchenette comprising stainless steel sink, two ring electric hob, oven and space for fridge.

Bedroom
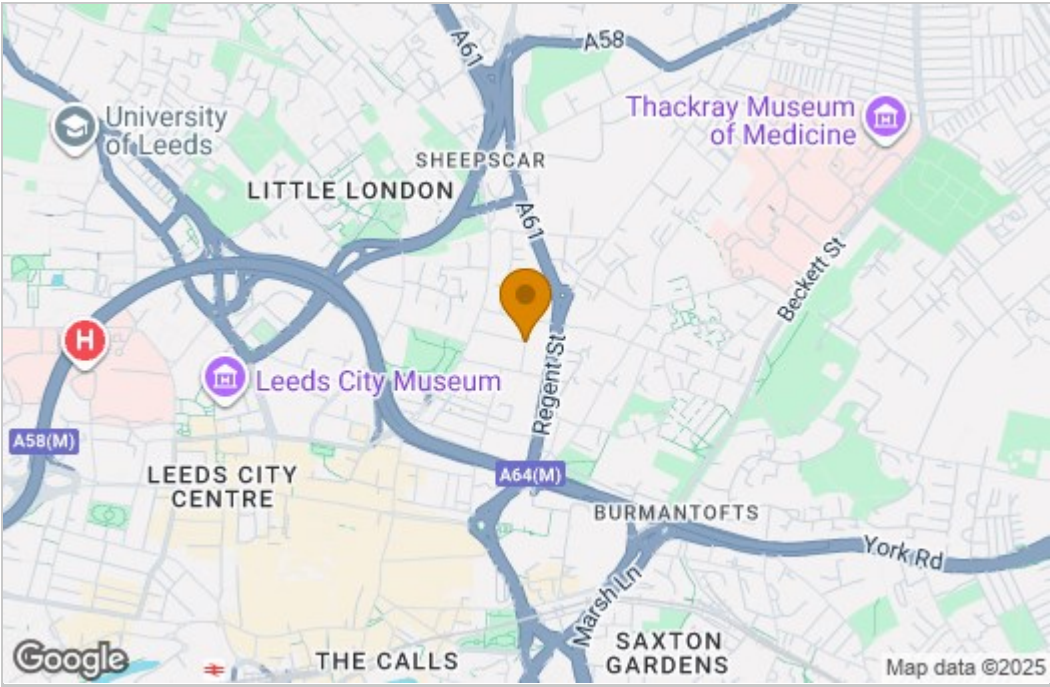Wood strip laminate flooring, built in open wardrobe, accommodates double bed.

Bathroom
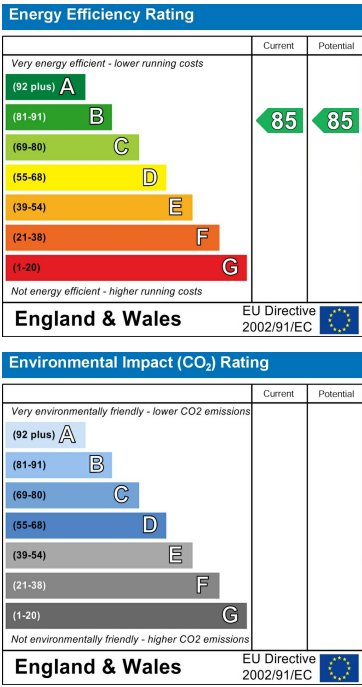Shower room comprising W.C, hand wash basin and shower cubicle.

Floor Plan

Bedroom
3.47 x 1.76 m
11'4" x 5'9"

3.54 x 0.87 m
11'7" x 2'10"

Kitchen / Living Area
3.71 x 3.87 m
12'1" x 12'8"

Bathroom
2.29 x 0.83 m
7'6" x 2'8"

Approximate total area[1]
26.7 m²
288 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	85	85
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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