



Apartment

**616A STONEGATE  
ROAD, LEEDS,  
LS17 6EL**

PCM

**£1,150**

FEATURES



**SJM** ©  
**PROPERTIES**

# 2 Bedroom Apartment located in

Lovely recently renovated 2 bedroom apartment in a great location close to the ring road and on the main transport routes into the city centre.

The property has its own entrance and is on the first floor. There is a very spacious lounge furnished with sofas and also with more than enough space for a good sized dining table (not provided). The separate kitchen was recently installed and features integrated washer dryer, dishwasher, oven, ceramic hob and a free standing fridge freezer.

There are 2 large double bedrooms furnished with double beds and ikea wardrobes. The bathroom is fully tiled and has a shower, vanity sink unit with drawers and a w.c..

The property is gas central heated and double glazed throughout.

Call us on


**01132782201**

**phil@sjm-properties.com**

**sjm-properties.com**

**Council Tax Band**

**B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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**PROPERTIES**