



**Stoneacre**  
Properties



**Gabriel Court, Leeds, LS10 1DH**  
**Offers In The Region Of £130,000**

Stoneacre Properties are proud to present for sale this beautifully finished two bedroom apartment. Situated in a popular gated development with great transport links with the M621 and easy access into the city centre. Close to other local amenities including shops and schools. This ready made investment is perfect property to add to your portfolio, sold with a sitting tenant generating a monthly rental income of £600PCM Viewings are highly recommended. For further information please call the office on 0113 260 9111.

## Entrance Hall Way



Door to front. Two storage cupboards. Electric heaters.

## Kitchen/Living Area



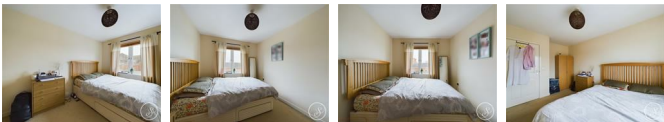
Large open plan kitchen living area. Kitchen is fitted with a range of wall and floor units with an integrated washing machine. Space for a fridge freezer. Double glazed window to the rear. Electric heater.

## Bathroom



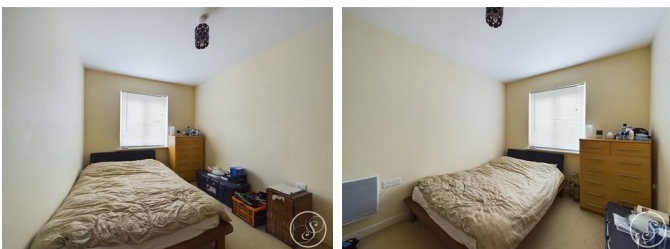
Comprising of a bath with hand held shower above, wc, wash hand basin and a heated towel rail.

## Bedroom One



Double glazed window to the rear. Electric heater.

## Bedroom Two



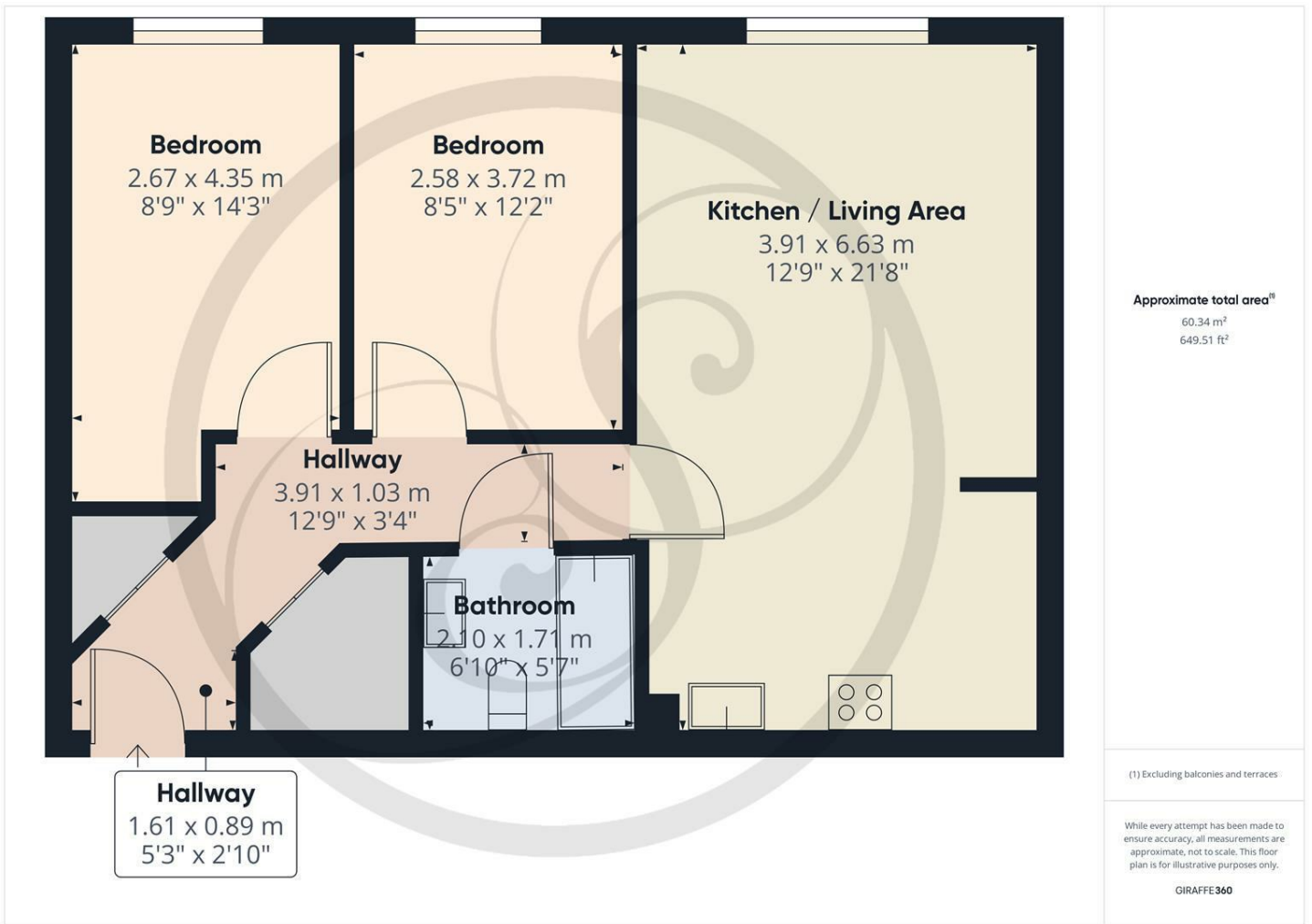
Double glazed window to the rear. Electric heater.

## External

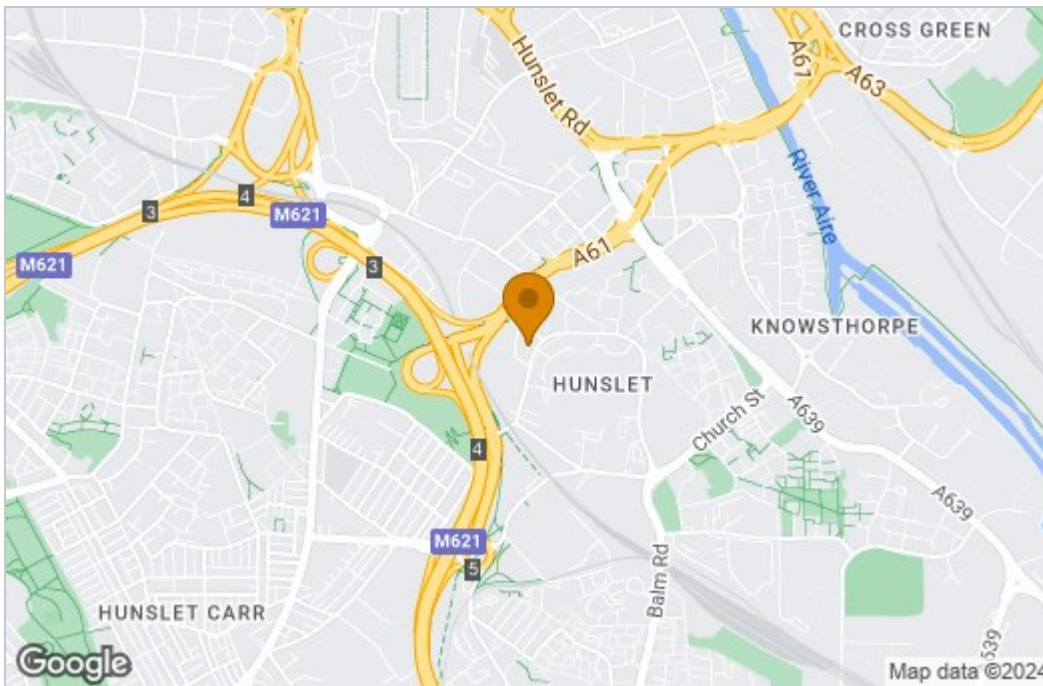


Parking space.

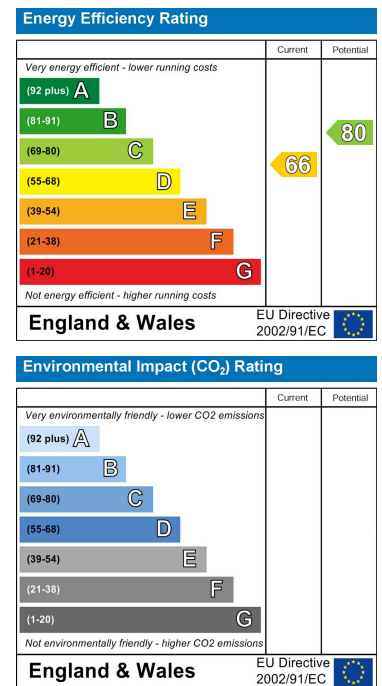
## Floor Plan



## Area Map



## 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.

