



Stoneacre
Properties



Selby Road, Leeds, LS15 7HW
£750 Per Calendar Month

Stoneacre Properties are delighted to be able to offer to let a superb, newly built duplex apartment which can be found in this most convenient location, moments away from local shops as well as being close to transport links into Leeds City Centre. The property, which has its own private entrance, is arranged over two floors and boasts spacious and well appointed rooms, each one neutrally decorated. The accommodation comprises of an entrance hall, lounge, a luxury kitchen/breakfast room, two double bedrooms and two bathrooms, one being en-suite. Bigger than a lot of two bedroom houses that are currently on the market, Early internal viewings are strongly advised as we do not expect this property to be available for long. The property comes unfurnished and is Available NOW

GROUND FLOOR ENTRANCE

The flat has its own private entrance at the ground floor level. There is a wall mounted electric heater as well as stairs leading to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

At the first floor landing there is a wall mounted electric wall heater, low voltage inset spotlights.

LOUNGE 17'2" x 13'5" (5.238 x 4.079)

Laminated wood strip flooring, two wall mounted electric wall heaters, two double glazed windows, low voltage inset spotlights.

KITCHEN/BREAKFAST ROOM 11'2" x 11'0" (3.395 x 3.364)

Range of luxury fitted wall and base units with a smart tiled splash back, stainless steel sink unit, plumbed for a washing machine, built in oven and four ring electric hob with an extractor hood over, wall mounted electric heater, double glazed window, low voltage inset spotlights.

LUXURY BATHROOM 8'1" x 6'10" (2.468 x 2.087)

Luxury suite comprising of a panelled bath with a shower attachment and glass shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, frosted double glazed window, low voltage inset spotlights.

SECOND FLOOR

BEDROOM ONE 17'2" x 10'6" (5.235 x 3.212)

Wall mounted electric heater, double glazed window, low voltage inset spotlights.

BEDROOM TWO 12'11" x 11'5" (3.940 x 3.470)

Wall mounted electric heater, double glazed window, low voltage inset spotlights.

EN-SUITE SHOWER ROOM

Luxury suite comprising of a walk in shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, keylite window, low voltage inset spotlights.

DISCLAIMER

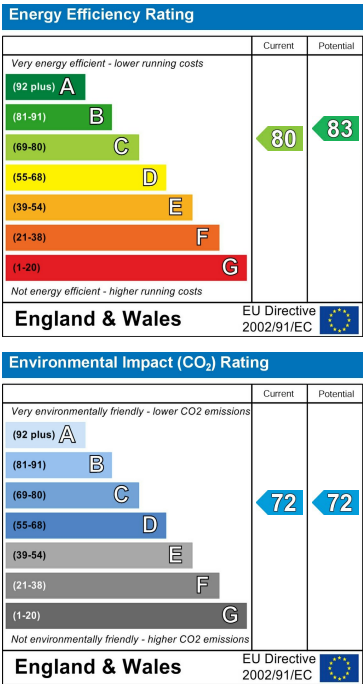
In accordance with the Estate Agents Act 1979, we hereby confirm that the vendor of this property is a Director of Stoneacre Properties.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

