



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Hollyshaw Lane, Whitkirk, LS15 7BD

£745 Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre Properties are delighted to offer this newly refurbished one bedroom flat situated in Whitkirk. Perfect for single occupancy or couples that are keen to live close to various amenities. Regular bus services into Leeds City Centre that are available from your doorstep. Viewings are highly recommended to avoid disappointment call now to book your time slot. Available Now!

Council Tax Band - A

- ONE BEDROOM
- TOP FLOOR
- GREAT TRANSPORT LINKS
- CLOSE TO AMENITIES
- PRIVATE PARKING
- ELECTRIC HEATING
- AVAILABLE EARLY JUNE 2026!
- EPC - C

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## INTERNAL ACCOMMODATION

### Hallway

Leading to living accommodation.  
With separate cupboard housing plumbing and space for washing machine and dryer.

### Open Plan Lounge / Kitchen

Double glazed window, laminate flooring, wall heater, a range of all and base units with work surfaces over and splashback tiling, space for under counter fridge, fitted oven, electric four ring hob with extraction unit over, fitted sink and drainage area with tap.



### Bedroom One

Double glazed window, wall heater.

### Shower Room

Frosted double glazed window, shower cubicle with tiling and wall mounted shower, wash hand basin on pedestal with splash back tiling, low level WC with flush, extraction unit.



## COMMUNAL GROUNDS

Bark chippings to the front and side, patio pathway, rear parking area.

