Stoneacre Properties



Cable Place

Leeds, LS10 1GB

£385,000

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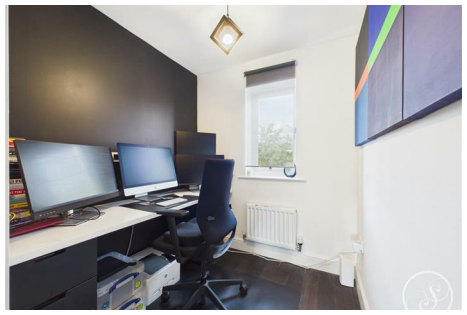


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Location
One of the property's standout attractions is its position beside the River Aire and Trans Pennine Trail, giving residents almost immediate access to miles of waterside walking and cycling routes. Whether it is a morning run, weekend bike ride, dog walk, or an evening stroll along the water, the location provides an unusually easy connection to outdoor space while remaining within walking distance of central Leeds. The trail itself continues from the Leeds Dock/Royal Armouries area along the River Aire and Aire-Calder Navigation toward more rural surroundings.

Leeds Dock and the Royal Armouries are within easy walking distance, while the wider city centre, restaurants, shopping, and entertainment are readily accessible. Leeds railway station is approximately 1.3–1.4 miles away, and the area provides convenient road links for commuters. Everyday convenience is excellent, with supermarkets and local amenities nearby, including over ten food stores within half a mile and a Morrisons approximately 0.3 miles away.

Entrance
Entering the property you are welcomed into the entrance hallway. Solid wood flooring runs throughout the ground floor and leads up the stairs to the first floor. The hallway provides access to the utility room, w/c and gym, there is also useful storage space under the stairs and a cupboard.

Utility Room
Newly furnished with built in cupboards, new worktops and Wi-Fi Samsung washer/dryer.

w/c
Positioned to the ground floor, tiled, with built in cistern, new toilet and sink.

Office
Upgraded by the current owners, this useful room has great versatility and provides access to the integral garage as well as out to the rear garden via bifold doors. The floor is tiled and could be used as an office, gym, or playroom.

Lounge
Situated to the first floor, this spacious reception room offers ample space for seating. The solid wood flooring runs through the room from the hallway and a Juliet balcony overlooks the rear garden.

Kitchen
Modern, upgraded Magnet kitchen is finished to a high standard with an array of integrated appliances with Wi-Fi capability. The appliances include Bosch coffee machine, oven, microwave oven, electric hob and wall mounted extractor, as well as a large wine fridge, and freestanding smart fridge. The kitchen is finished with Corian worktops and offers space for a dining table.

Bedroom 1
The primary bedroom is positioned to the top floor of the property. It is generous in size and boasts a walk in wardrobe, separate office/nursery and en-suite bathroom. The same wood flooring as the ground floor runs throughout the room.

En-suite
Comprising shower, toilet and sink.

Second Floor
Solid wood flooring runs throughout this floor where you will find bedrooms 2,3 and 4, as well as the main house bathroom. There is also a large landing space which currently houses a desk making it a useful workspace. Store cupboard to the landing.

Bedroom 2
Second spacious double bedroom.

Bedroom 3
Third spacious double bedroom.

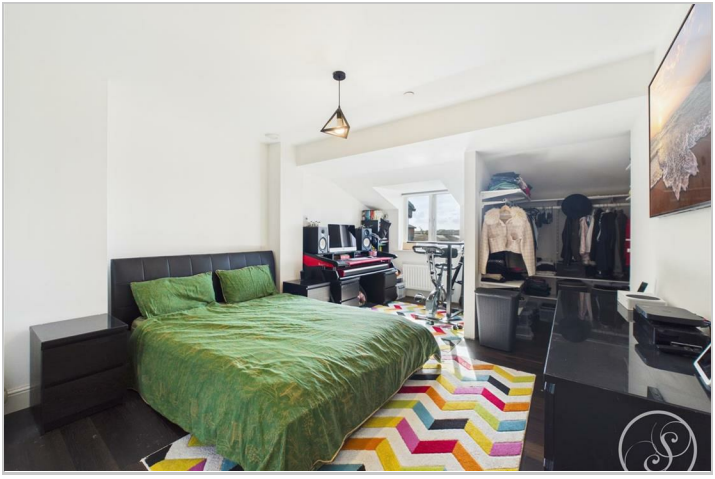
Bedroom 4
Fourth single bedroom, makes for a good office and boasts built in storage cupboard next to the door.

Bathroom
Main house bathroom is tiled with shower over bath, toilet and sink.

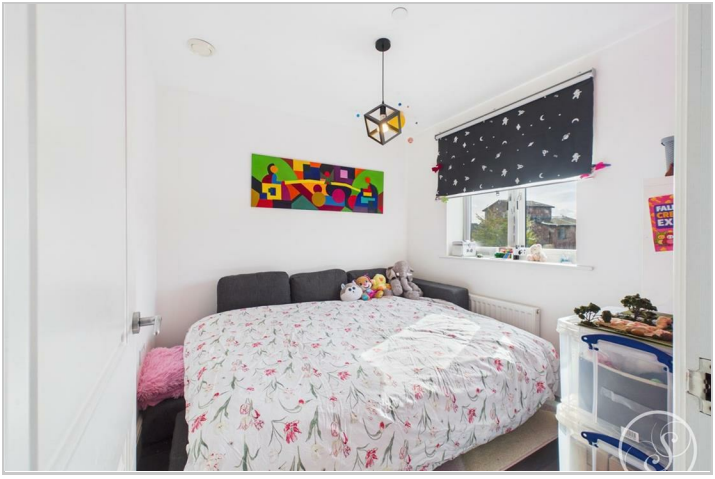
Integral Garage
Great storage space with manual up and over door. Internal access from the main house.

Garden
Enclosed low maintenance garden with patio, Astroturf lawn and decking to the rear of the garden.

Lease
We are advised by the vendor that the property is leasehold with a term of 986 years remaining. The current service charge is approximately £75 every six months and the ground rent is £27.20 per month. A buyer is advised to obtain verification from their solicitor or legal advisor. The vendor advises it is possible to purchase the freehold for a small fee.









Road Map



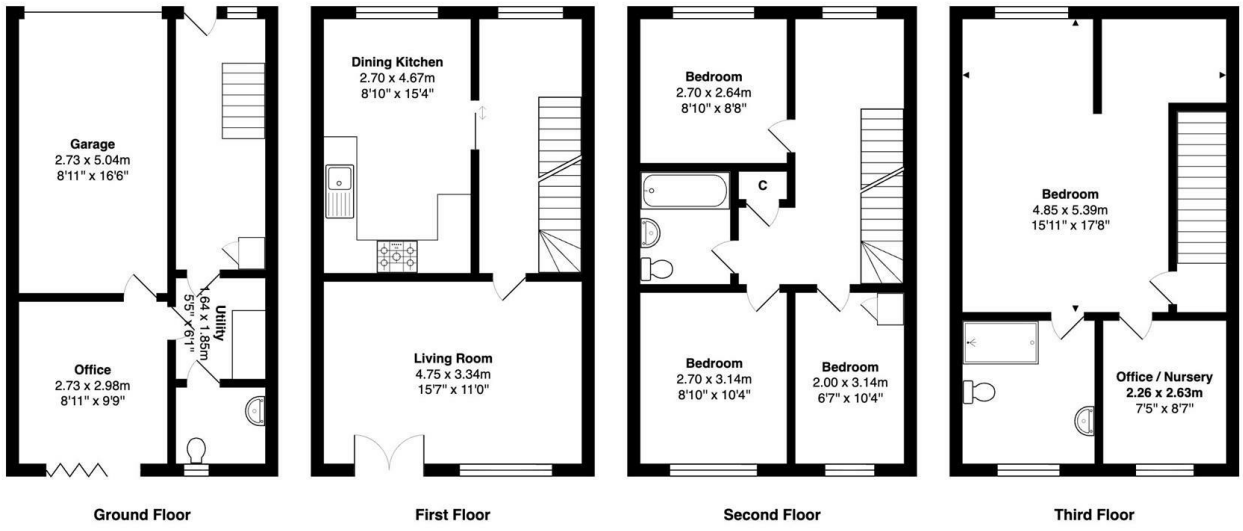
Hybrid Map



Terrain Map



Floor Plan



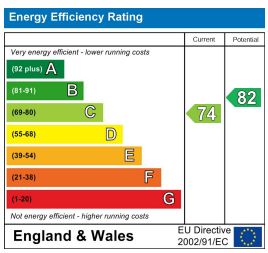
Total Area: 155.2 m² ... 1670 ft²

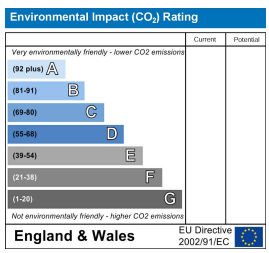
All measurements are approximate and for display purposes only

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk