



Stoneacre  
Properties



## Skinner Lane

Leeds, LS7 1AR

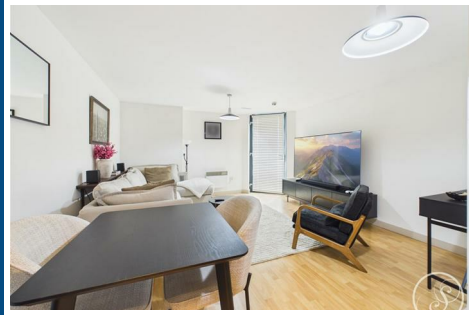
£130,000



# Skinner Lane

Leeds, LS7 1AR

£130,000



## Entrance

The building is entered via an intercom entry system / fob that leads into the communal entrance. Lift and stairs provide access up to the apartment. Entering the property you are welcomed into the hallway which offers access through the apartment including to the useful storage cupboard which houses the water tank and washing machine.

## Living Space

Open plan kitchen/living/diner offers space for seating, formal dining and the fitted kitchen is complete with integrated oven, hob with extractor above, sink with drainer, fridge/freezer and washer/dryer. Access is provided out to the balcony.

## Bedroom

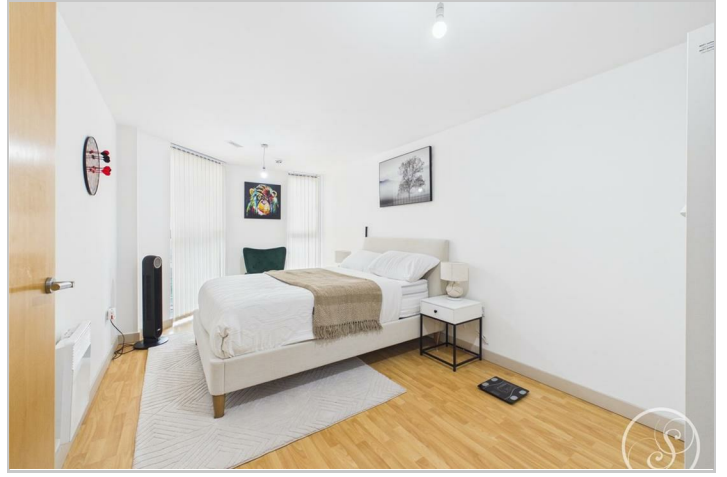
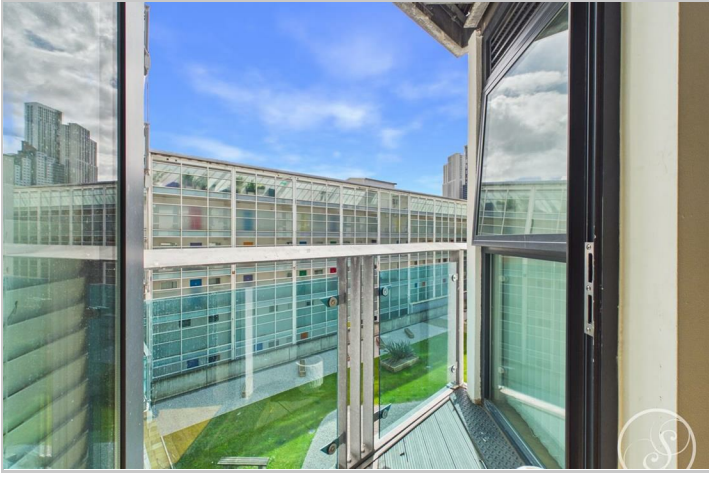
Large double bedroom with space for bedroom furniture.

## Bathroom

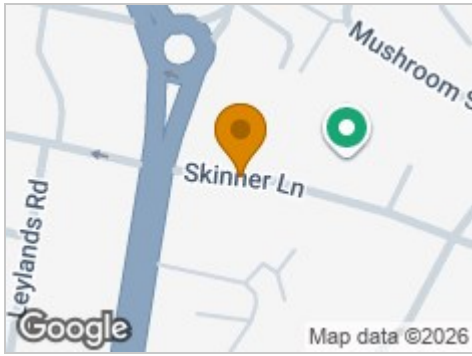
Comprising shower over bath, toilet and sink.

## Lease

We are advised the property is leasehold with 150 years from 2004. The current service charge is £1927.08 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



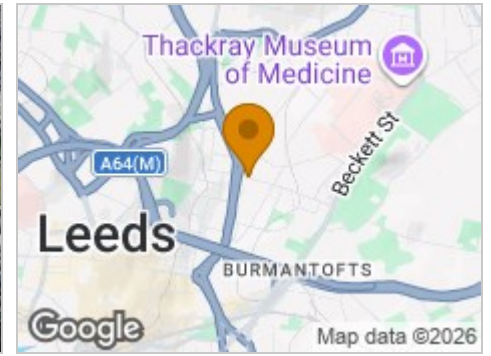
## Road Map



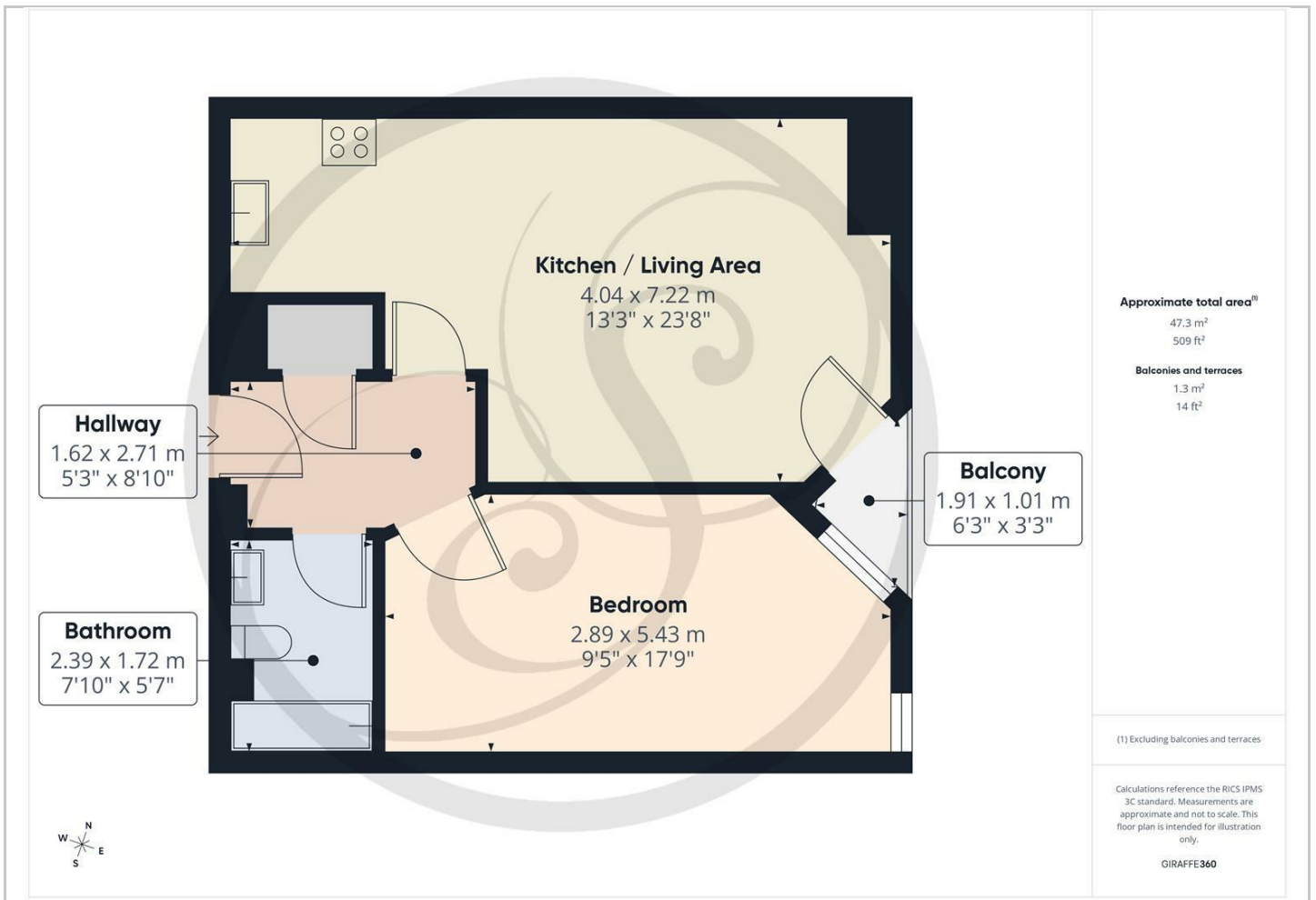
## Hybrid Map



## Terrain Map



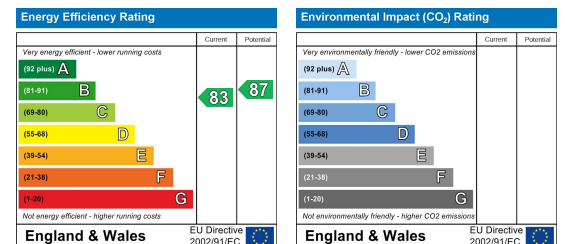
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.