



Stoneacre  
Properties



## Penny Lane Way

Hunslet Leeds, LS10 1EA

£125,000



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## Entrance

Intercom entry system leads into communal hallway. Flat situated to the ground floor. Entering the apartment you are welcomed into the entrance hallway which offers access to both bedrooms, the bathroom and living room.

## Living Room

Open plan lounge/diner, with space for seating and a dedicated dining space situated next to the kitchen.

## Kitchen

Modern kitchen complete with built in oven, hob, space for washing machine and fridge/freezer as well as ample storage space.

## Bedroom 1

Spacious double bedroom.

## Bedroom 2

Second double bedroom.

## Bathroom

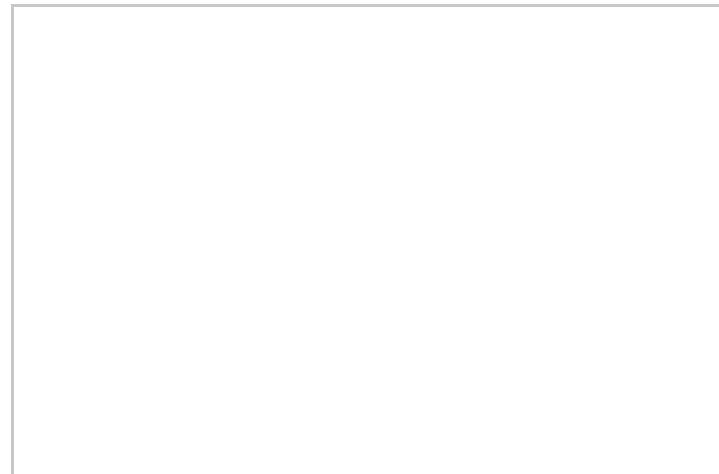
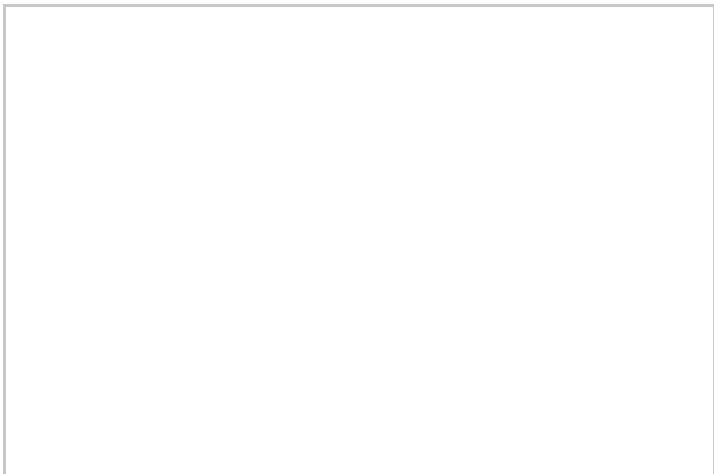
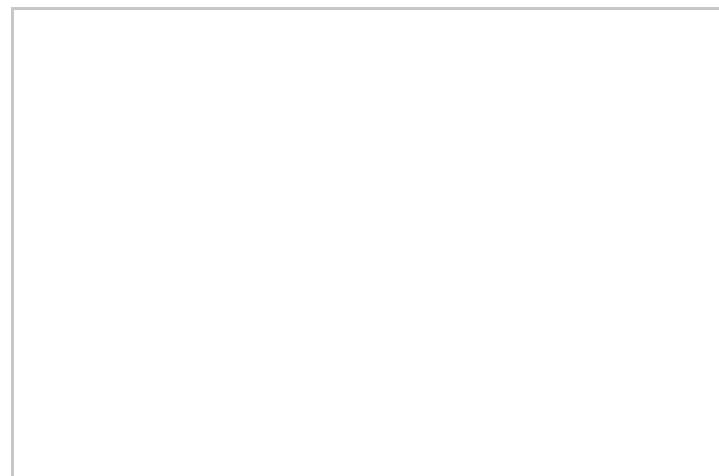
Shower over bath, toilet and sink.

## External

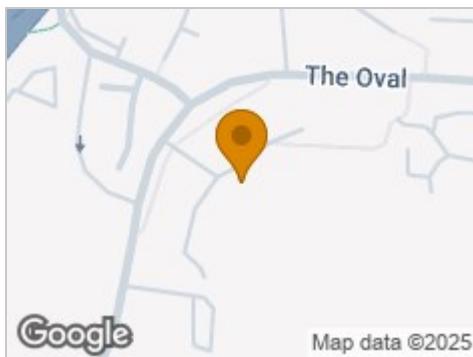
Communal lawned grounds and private parking to the rear.

## Lease

We are advised the property is leasehold with a term of 999 years from 1991. The current service charge is approximately £1295 per annum and the ground rent is peppercorn. A buyer is advised to obtain verification from their solicitor or legal advisor.



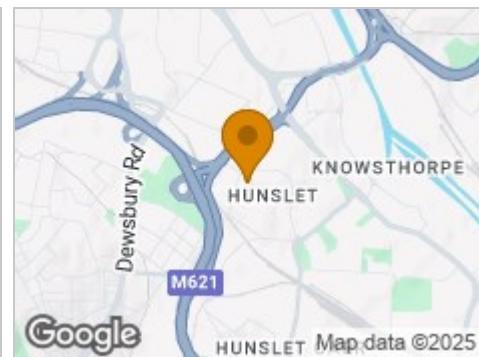
## Road Map



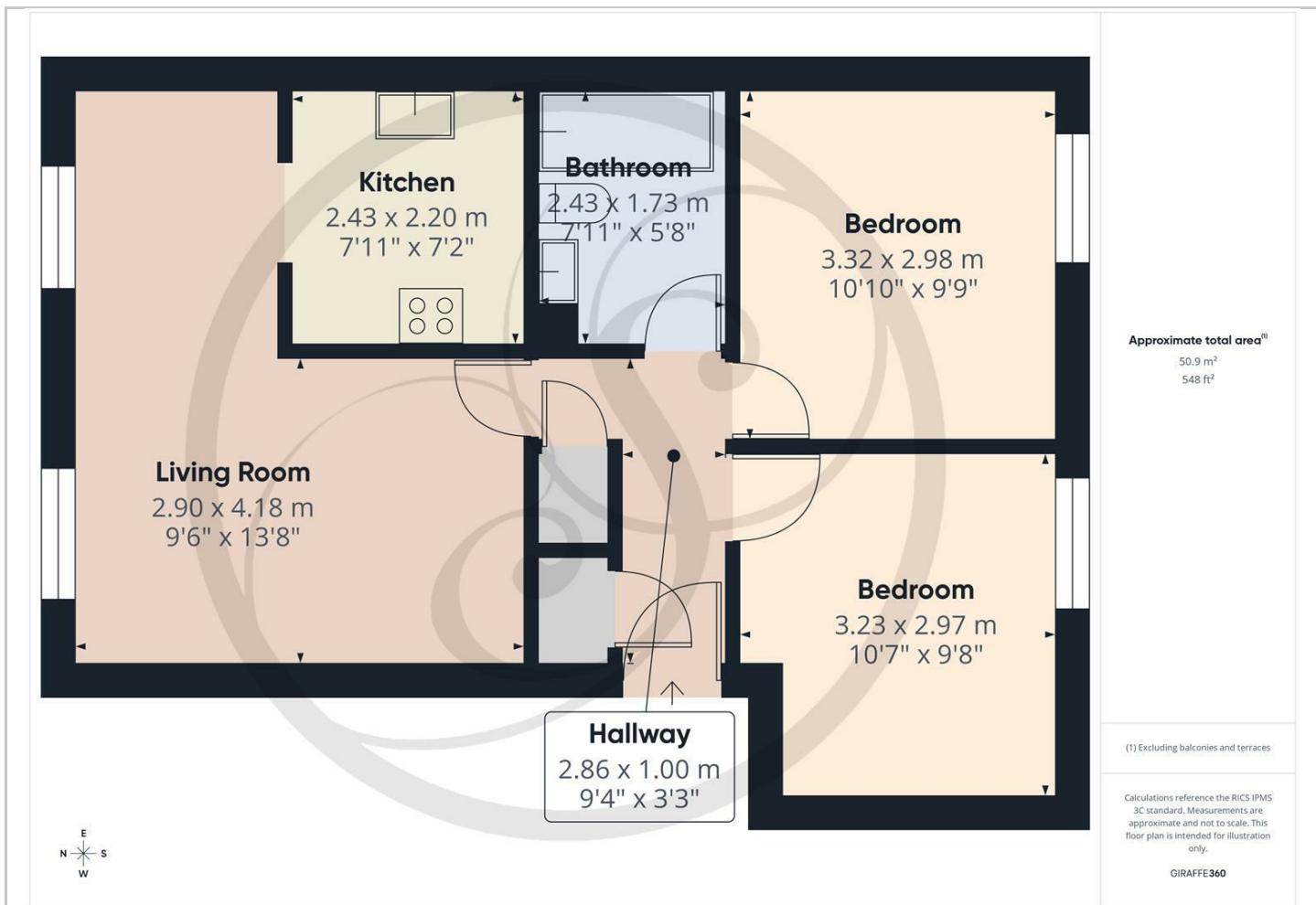
## Hybrid Map



## Terrain Map



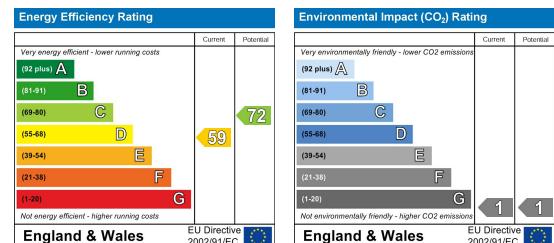
## Floor Plan



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