



Stoneacre
Properties



Wigton Lane

Leeds, LS17 8SA

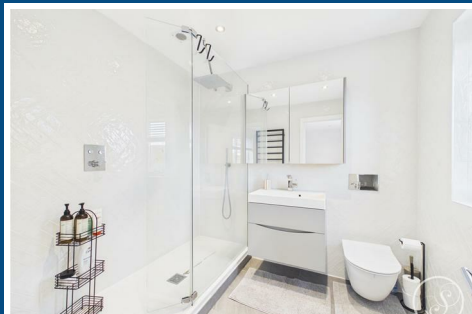
£325,000



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Entrance

The building is entered via a communal door and stairs lead up to the first floor. Entering the apartment you are welcomed into the hallway which offers access throughout the property including to a useful store cupboard to the left hand side of the front door and to loft space via a loft hatch.

Kitchen/Living/Diner

The heart of this flat is the open plan kitchen/living/diner, a wonderful bright and airy living space ideal for hosting and socialising. The large sitting room offers ample space for seating as well as space for a formal dining table. The modern fitted kitchen includes integrated fridge/freezer, dishwasher, oven, hob with integrated extractor, microwave and washing machine. The kitchen is complete with a large island with breakfast bar and solid worktops.

Bedroom 1

Large double bedroom is laid to carpet with plenty of space for bedroom furniture and is complete with an en-suite bathroom.

En-suite

Tiled bathroom with large walk in shower, floating vanity sink and wall hung toilet with hidden cistern.

Bedroom 2

Second double bedroom again boasting ample space for bedroom furniture.

Bathroom

Tiled bathroom with shower over bath, glass shower screen, floating vanity sink, and toilet.

External

The property comes complete with an allocated parking space as well as a private garage.

Lease

Lease term is 999 years from 1986. Ground Rent £0 per annum. Service charge is £110 per month. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



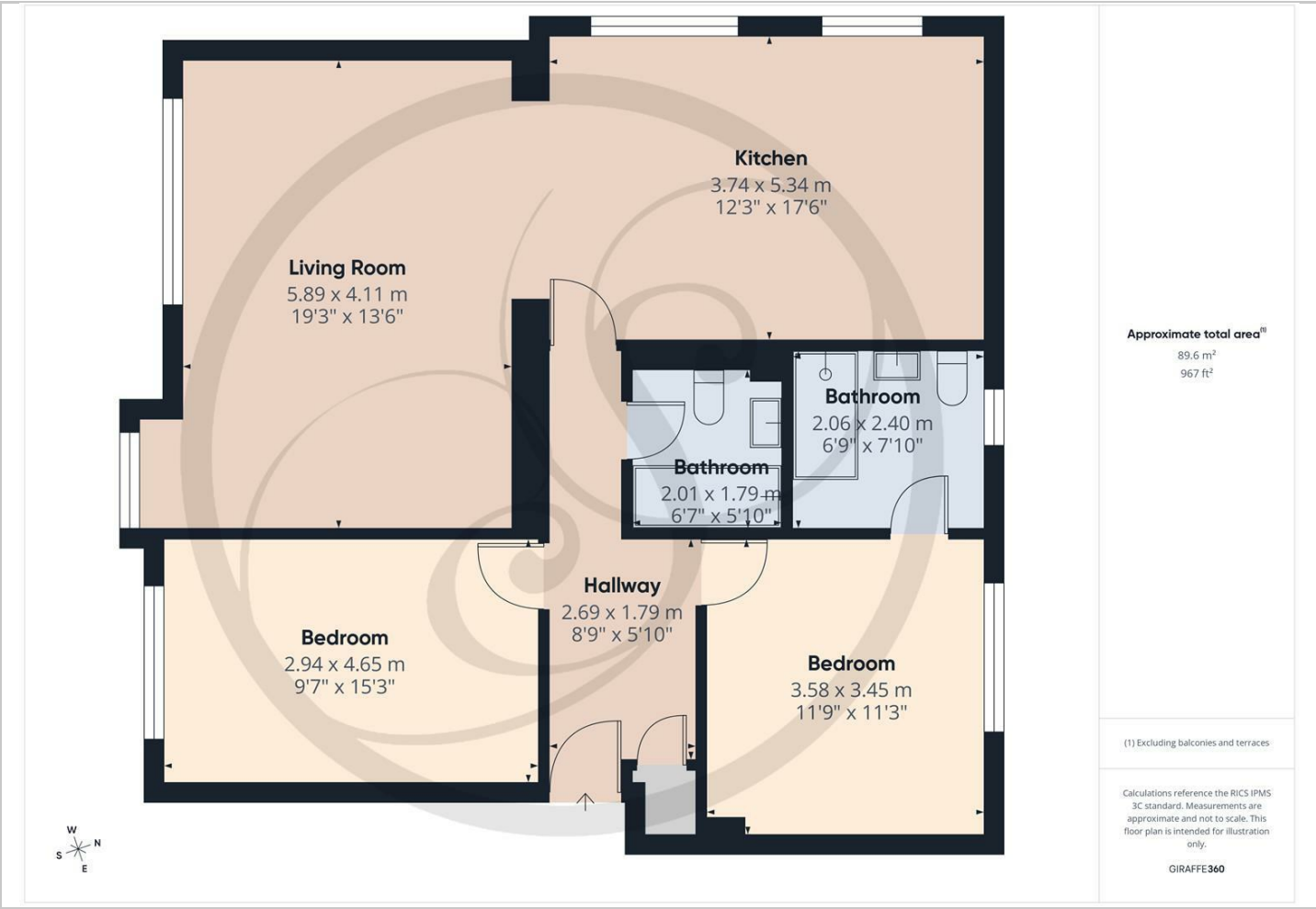
Hybrid Map



Terrain Map



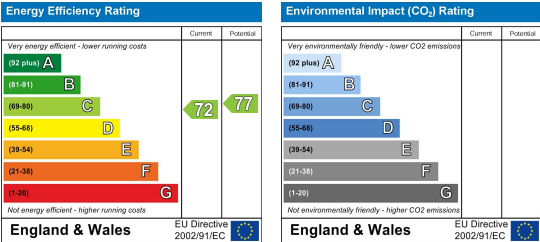
Floor Plan



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.