



Stoneacre
Properties



100A High Ash Drive

Leeds, LS17 8RE

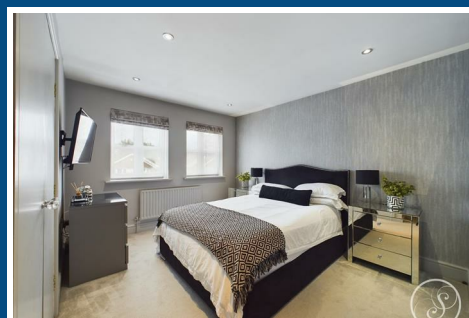
£229,000



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Entrance

The property is entered via a private entrance to flat 3 and 4 and stairs lead up to the front door. Entering the property you are welcomed in the hallway which offers access throughout the apartment including to a store cupboard and to the loft via loft hatch.

Living Room

Large living room offers ample space for seating. The room is bright and airy and boasts a Juliet balcony and a feature wall with wood paneling.

Kitchen/Diner

Open plan kitchen diner offers space for a formal dining table. The modern kitchen is made up white shaker style wall and base units and is complete with integrated oven, gas hob with extractor above, fridge/freezer, and washing machine.

Bedroom 1

Spacious primary bedroom is laid to carpet with built in wardrobes and is complete with en-suite bathroom.

En-suite

Comprising walk in shower, toilet and floating vanity sink.

Bedroom 2

Second double bedroom with built in wardrobe. The room is laid to carpet.

Bathroom

Shower over bath, toilet and sink.

External

Externally, the property comes complete with a secure external store cupboard as well as a secure allocated parking space behind electric gates.

Lease

We are advised by the vendor that the property is leasehold with a term of 170 years from 2018. The current service charge is approximately £2300 per annum and this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



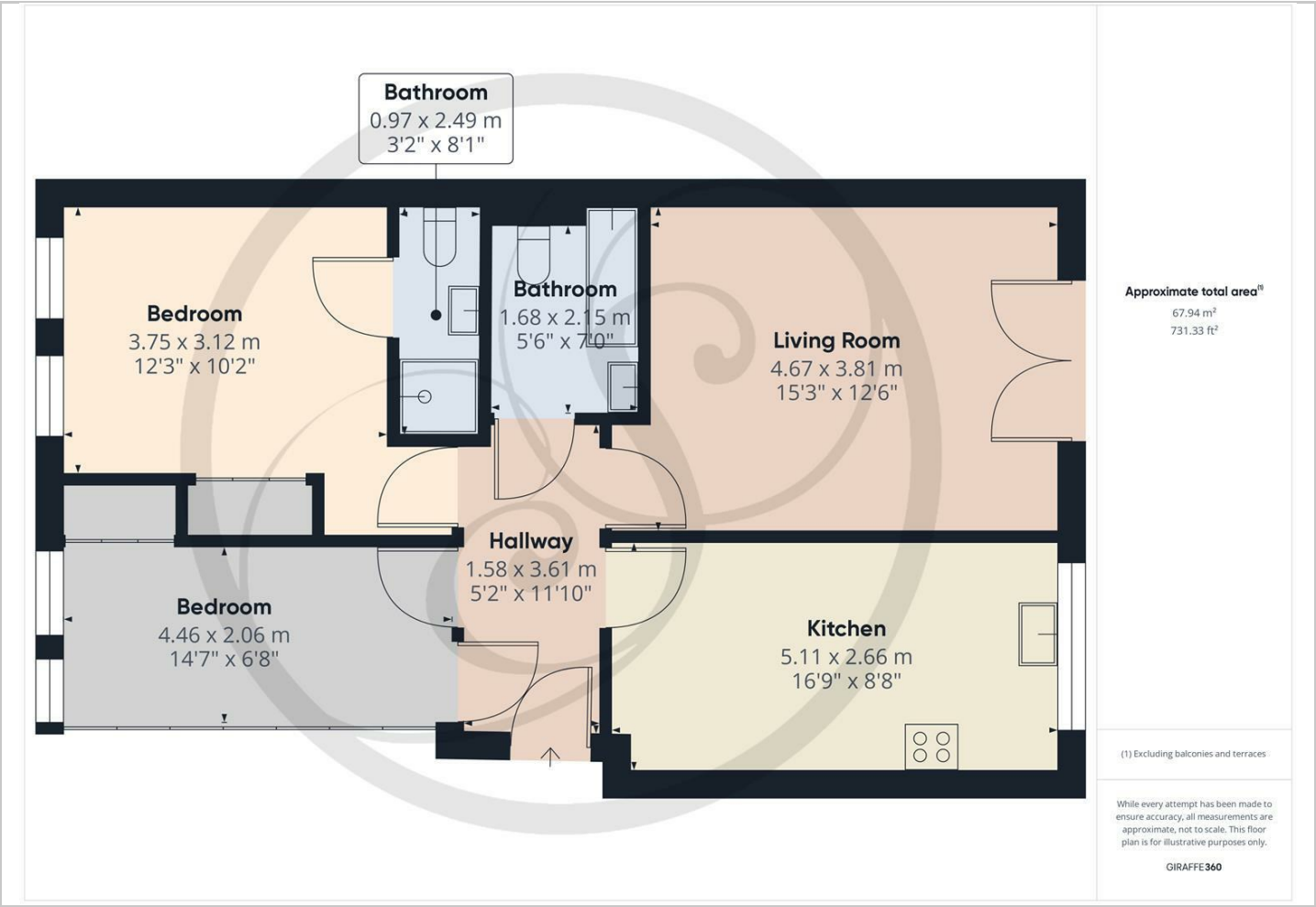
Hybrid Map



Terrain Map



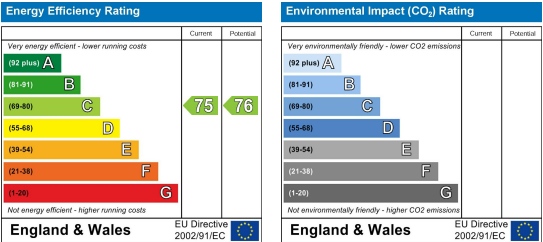
Floor Plan



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.