



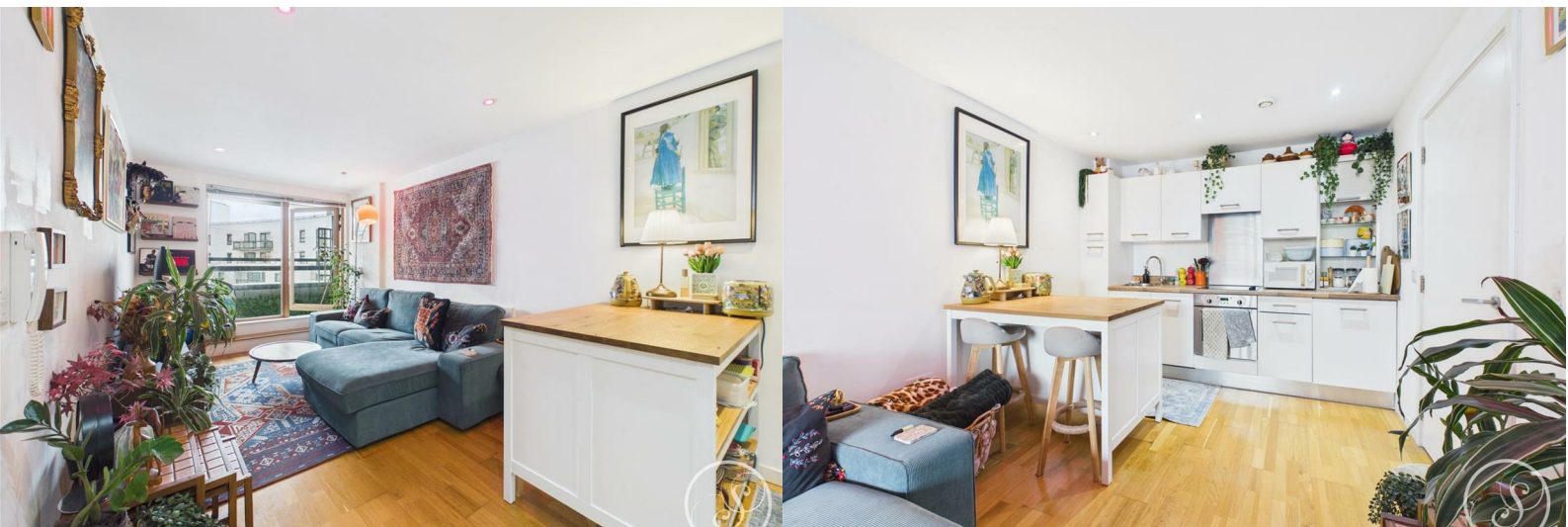
Stoneacre
Properties



The Gateway West

Leeds, LS9 8DR

Offers In Excess Of £150,000



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Entrance

The building is entered via an intercom entry system and lift takes you to the 6th floor. Entering the property you are welcomed into the hallway which offers access throughout the apartment including to a large store/utility cupboard.

Living Room

This wonderful open plan living space boasts ample space for seating as well as a dining space and access to the private balcony. The modern fitted kitchen is complete with integrated oven, hob with extractor above, and fridge.

Balcony

Private balcony space ideal for alfresco dining.

Bedroom 1

Large double bedroom is currently used by the vendor as a bedroom and office space. The bedroom comes complete with en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom with Jack and Jill bathroom.

Bathroom

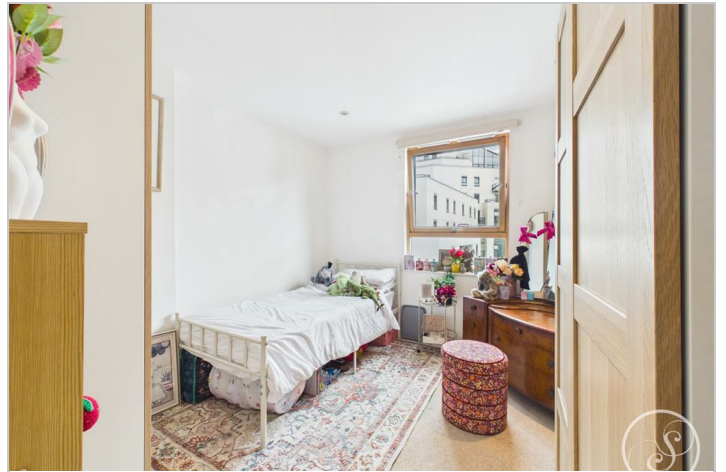
Jack and Jill access from the second bedroom and hallway. Comprising shower over bath, toilet and sink.

External

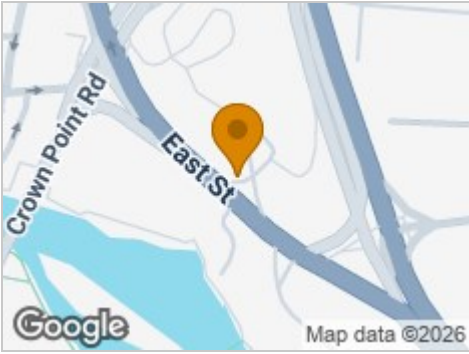
The Gateway West sits within the wider Gateway development where you will find a pedestrianised central area and local convenience shops in site.

Lease

We are advised by the vendor that the property is leasehold with an original term of 150 years from 2006. The current service charge is approximately £2000 per annum and the ground rent is included in the service charge. A buyer is advised to obtain verification from their solicitor or legal advisor.



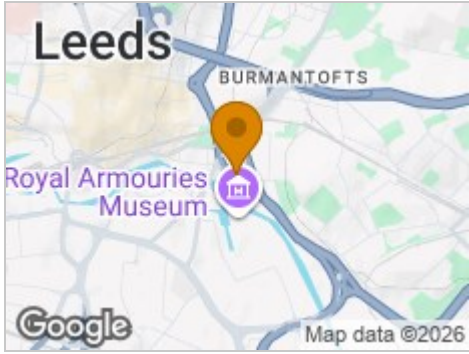
Road Map



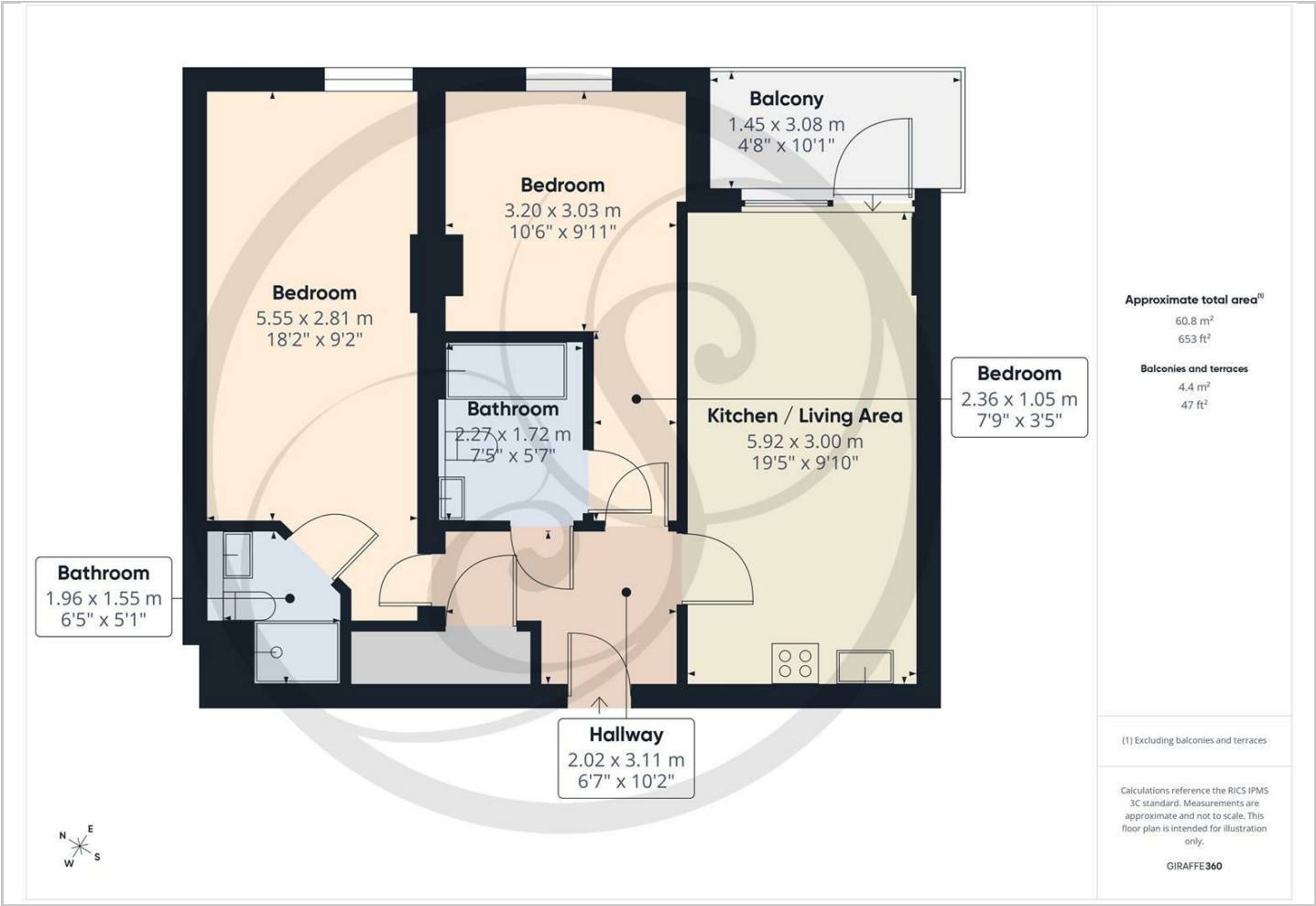
Hybrid Map



Terrain Map



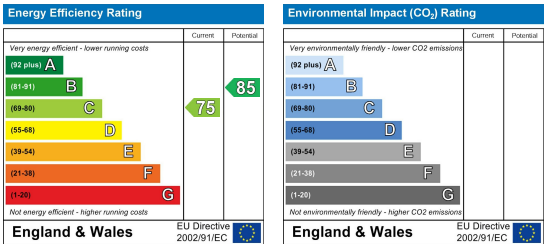
Floor Plan



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.