



Stoneacre  
Properties



## Woodville Court

Leeds, LS8 1JA

£190,000



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Nestled in the desirable Woodville Court area of Leeds, this well-presented top floor flat offers a delightful living experience. Boasting two generously sized bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home.

As you enter, you are welcomed into a spacious lounge diner, elegantly finished with wood flooring that adds a touch of warmth and sophistication. This inviting space is ideal for both relaxation and entertaining guests. The fitted kitchen is equipped with integrated appliances, making meal preparation a breeze and ensuring that you have everything you need at your fingertips.

One of the standout features of this flat is the private south-facing balcony, which overlooks the beautifully maintained communal grounds. This outdoor space is perfect for enjoying a morning coffee or unwinding in the evening sun, providing a serene escape from the hustle and bustle of daily life.

The main bathroom is thoughtfully designed with a walk-in shower, offering both convenience and style. Additionally, there is a further w/c / cloakroom, enhancing the practicality of the flat for residents and visitors alike.

This property not only offers a comfortable living space but also benefits from its prime location, providing easy access to local amenities on Street Lane and transport links, as well as being within walking distance of Roundhay Park.

## COMMUNAL ENTRANCE

The building is entered by a communal front door with a secure entry system.

## LIVING ROOM/DINING ROOM

Open-plan living/dining area featuring wooden flooring throughout, tall ceilings, and excellent natural light. The space benefits from a large sliding door leading to the balcony, an additional large window, and two central heating radiators.

## KITCHEN

Finished with laminate flooring and fitted with integrated worktops and appliances, including an oven, extractor fan, fridge/freezer, and wash basin with drainer. The worktop features a tiled splashback, and a window allowing natural light. The room also benefits from a central heating radiator.

## BEDROOM 1

Laid to carpet with tall ceilings, a large window allowing plenty of natural light, and a central heating radiator.

## BEDROOM 2

Laid to carpet with tall ceilings, a large window providing ample natural light, and a central heating radiator.

## BATHROOM

Fully tiled walls and wooden flooring, fitted with a freestanding shower, integrated sink basin with drainer, built-in storage units, a toilet, a frosted window for natural light and privacy, and a wall-mounted towel radiator.

## W/C

Finished with wooden flooring and fitted with an integrated wash basin with drainer and storage unit, an extractor fan, and a central heating radiator. Also ideal as cloakroom storage.

## External

Balcony is accessed via the living/dining area, this private outdoor space offers room for seating and potted plants. It features a protective frosted glass balustrade, overlooks communal greenery, and provides a pleasant spot to enjoy fresh air and

natural light. The property also comes with a parking space.

## LEASE

We are advised by the vendor that the property is leasehold with an original term of 999 years (approx 972 remaining). The current service charge is approx £1850 per annum and ground rent is £50 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



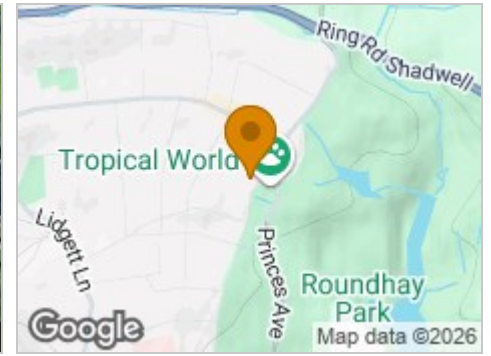
## Road Map



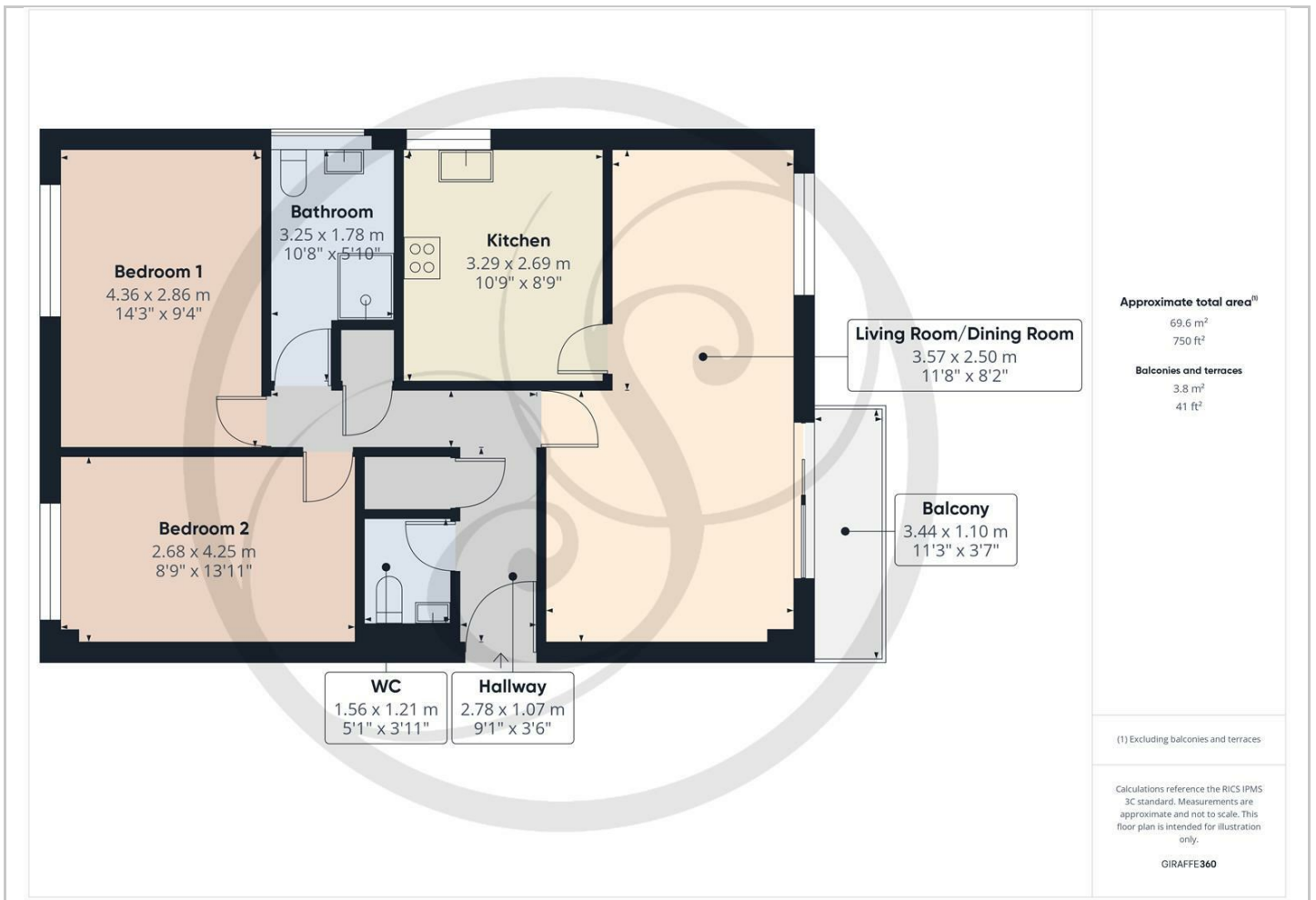
## Hybrid Map



## Terrain Map



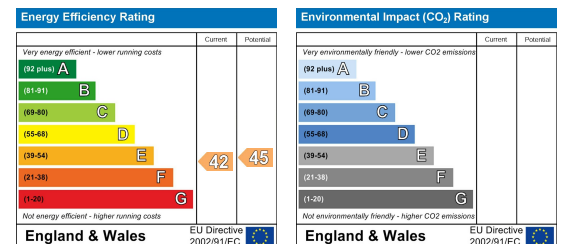
## Floor Plan



## 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



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